

**Planned Area Development,
Preliminary Development Plan,
and
Preliminary Plat**

for

Vineyard Park

Vineyard Way & Gatling Way

by:

Porchlight Homes

Case No.: PLH26-0017

**Submitted: April 20, 2026
Resubmitted: August 31, 2026**

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2	Site Plan
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8	Preliminary Grading & Drainage
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VINEYARD PARK

I. INTRODUCTION

Continuing to build on their reputation of developing high-quality communities, Porchlight Homes (“Porchlight”) is the proposed developer of a single-family residential community, known as “Vineyard Park” on approximately 4.51 gross (4.16± net) acres at the southeast corner of Vineyard Way and Gatling Way in Chandler, Arizona (the “Site”). Porchlight is a locally owned homebuilder that is well known and respected for building beautiful homes and residential communities. Vineyard Park will contain 16 single-family lots that complement the character of the surrounding established neighborhoods. To achieve this, Porchlight requests the Site be zoned Planned Area Development (PAD) for Residential uses, along with Preliminary Development Plan (PDP) and Preliminary Plat approvals.

II. SITE AND SURROUNDING AREA

An *Aerial Map* of the Site is attached as ***Exhibit 1***. The Site is bounded by Vineyard Way and the Calloway at the Vineyards subdivision on the west, the Carrizal-Z subdivision on the north, Comanche Heights on the east, and Gatling Way with the Wildrose Villas and Comanche Heights subdivisions on the south. The City’s General Plan designates the Site as Residential.

III. PROPOSED PAD AND PDP

A. PAD and PDP Overview

One of the objectives of PAD zoning is “to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning.” Another objective is “to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.” The intent of this PAD is to accomplish those objectives by rezoning the Site to PAD Residential. The proposed PAD Residential accomplishes the PAD zoning objectives.

B. Site Layout

The community will consist of 16 lots, with a minimum lot size of 55 ft. x 100 ft. and a typical lot size of 55 ft. x 120 ft., a density of 3.84 du/ac. ***See Exhibit 2, Site Plan***. Access to the community is provided by Central Place, a new public street extending south from Vineyard Way to Gatling Way, with lots arranged along both sides. Ten (10) lots front the east side of Central Place, five (5) lots front the west side, and one (1) lot is located at the north end of the Site. Landscape tracts (Tracts “A” and “B”) are provided along the Vineyard Way and Gatling Way frontages to enhance the community edges and provide open space. No on-site amenities are proposed, as the Site is served by existing parks and amenities within walking and short driving distance.

C. Density and Compatibility

The Site is an infill parcel within Pecos Ranch, an established single-family community in this part of Chandler, and lies in the section bounded by the Loop 202 (Santan Freeway) on the north, Alma School Road on the east, Germann Road on the south, and Dobson Road on the west. Development within this section is predominantly built-out with single-family neighborhoods, including Pecos Ranch itself, and also includes attached townhome and multi-family residential and neighborhood commercial uses, interspersed with neighborhood parks, lakes, and schools. The Site is bounded by established residential subdivisions on every side: the detached single-family neighborhoods of Calloway at the Vineyards on the west, Carrizal-Z on the north, and

Comanche Heights on the east and south, together with the attached townhomes of Wildrose Villas on the south. The City's General Plan designates the Site Residential, which falls within the Neighborhoods land use category of the draft 2026 General Plan.

The proposed density of 3.84 du/net ac, is within the range of densities of the established subdivisions in the immediate area. ***See Appendix A, Density Analysis.*** As shown on the accompanying Density Analysis, the surrounding recorded subdivisions range from approximately 2.0 du/ac at Carrizal-Z to 5.4 du/ac at Wildrose Villas; on the same gross-acreage basis used for those subdivisions, the Site's density is approximately 3.55 du/ac, near the middle of that range. Considered together, the seven surrounding subdivisions and the Site comprise 701 residential lots across approximately 215 acres, an aggregate density of 3.26 du/ac. The overall area, including Vineyard Park, remains within the range of residential densities the General Plan designates for this area under its Neighborhoods designation.

The proposed product reinforces this compatibility. Vineyard Park proposes detached single-family homes, the predominant residential use surrounding the Site, on lots a minimum of 55 feet wide and 5,500 square feet (typically 6,600 square feet), with one- and two-story plans ranging from 2,034 to 2,729 square feet. These lot dimensions and home sizes are consistent with the established single-family pattern of the surrounding Pecos Ranch neighborhoods. Because detached single-family is the prevailing residential use around the Site, no transition to a more intense use is required, and the landscape tracts along the Vineyard Way and Gatling Way frontages further soften the community edges. The proposed density is therefore appropriate for the Site and compatible with the surrounding area, consistent with the General Plan's policies encouraging compatible infill development (Policy LU 5) and a range of housing types that complement the scale and character of adjacent neighborhoods (Policies H 1, H 2, and N 3).

D. Landscaping

The proposed landscape character will utilize a theme appropriate for the architectural character of the community. ***See Exhibit 3, Conceptual Landscape Plan.*** The landscaping theming creates a sustainable, colorful, and approachable plant palette, featuring an ample hierarchy of plant material, patterning to arrange a mixture of textures, colors, and seasonal blooming materials to provide a year-round quality appearance. The selected plant material chosen, will be low water use and selected from the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List."

Porchlight requests a waiver from the requirement to construct a berm between the street and the top of bank of the retention basin at the Site's entrance. On an infill site of this size, adding a berm in addition to the required basin volume, landscape tract, and entry monumentation is not feasible without reducing the lot yield or narrowing the landscape buffer along Vineyard Way. In lieu of berming, the basin will be screened with landscaping consistent with ***Exhibit 3, Conceptual Landscape Plan***, softening views into the basin from the street.

E. Building Elevations

Porchlight is known for the distinctiveness, variety, diversity, and quality of the elevations on its homes. The community will contain three (3) different floor plans ranging from 2,034 to 2,729 square feet (Plan 4511, Plan 4512, and Plan 4513) each with three (3) different elevation choices per floor plan: Santa Barbara Contemporary, Desert Prairie and Modern Farmhouse. ***See Exhibit 4, Elevations and Floor Plans.***

- **Santa Barbara Contemporary** – this elevation will include several arched windows, window overhang affixed with metal rods for a contemporary look, modern front door with a pop of color, sand stucco finish and a “S” profile roof tile.
- **Desert Prairie** – this elevation will include low pitched hip roofs, extended eaves, contemporary ledgerstone, modern window overhangs, decorative pop outs, covered front porches and a low-profile flat roof tile with straight edge.
- **Modern Farmhouse** – this elevation will include brick, siding, modern window overhangs, window pop outs, covered front porches and a low-profile flat roof tile with straight edge.

Nine (9) distinct color schemes will be provided which include three schemes per elevation. Three (3) distinctive roof tiles colors are provided. Exterior accent materials consisting of thin brick (General Shale Peppermill) and stacked stone veneer (Creative Mines Chop Ledge in Sea Pearl) provided as standard materials per elevation. A sand finish stucco texture will be offered within the community. No additional texture is required. *See Exhibit 5, Colors & Materials Palette.*

F. Walls and Entry Monumentation

The theme walls, view fencing, and entry monuments have been designed to be consistent with the home elevations and landscaping theme. *See Exhibit 6, Wall Plan and Details, and Exhibit 7, Entry Monument.* The walls and entry monument are designed to provide a quality appearance through materials, color, and design details. Quality materials are proposed including smooth and split face CMU, brick cap, with the columns clad in a wood-like Trex Composite material. The entry monument utilizes a combination of materials and finishes to emphasize uniqueness and contrast. Additionally vertical massing and horizontal scale is used to create a focus at the arrival point.

G. Subdivision Diversity Elements

The conventional criteria of single-family detached housing do not lend themselves to describing the subdivision layout for a small, infill Site. Vineyard Park has been planned as a PAD residential subdivision reflecting the character and uses the City is striving to achieve for this area. Additionally, the City’s Residential Subdivision Diversity Standards were devised without considering development on relatively small, infill properties. Nevertheless, Vineyard Park is designed to meet the spirit and intent of many of the City’s Residential Subdivision Diversity Standards.

H. Architectural Diversity Elements

Vineyard Park is designed to meet the goals of the City’s Residential Architectural Diversity Standards. Porchlight has created a unique housing product line designed to fit perfectly into the community. The housing product consists of three (3) floor plans and will feature all the modern looks, comforts and amenities sought after in today’s discerning housing market. Floor plans and elevations for each home are shown in *Exhibit 4, Building Elevations and Floor Plans.* Like the Subdivision Diversity Standards, Vineyard Park is designed to meet the spirit and intent of many of the Architectural Diversity Standards.

I. Development Standards

Porchlight is proposing the following development standards for all lots within Vineyard Park:

Regulation	Development Standard
Front Yard Setback ^{a, b}	20 feet to the garage door of a forward-facing garage 10 feet to a livable area component 10 feet to a porch or side-entry garage
Rear Yard Setback ^c	15 feet for single-story 20 feet for two-story
Side Yard Setback ^{b, d}	5 and 5 feet
Minimum Lot Area	5,500 square feet
Minimum Lot Width	55 feet
Maximum Lot Coverage	60%
Maximum Wall Height	7 feet

- a. For forward-facing garages, front setbacks shall be a minimum twenty (20) feet measured to the face of the garage door to the back of sidewalk. For side-loaded garages, livable area forward living areas, front porches and front courtyards the front setback shall be a minimum of ten (10) feet so long as the twenty (20) feet to forward-facing garage is maintained.
- b. Architectural elements and/or projections shall be permitted to encroach up to twelve (12) inches into front and side yard setbacks.
- c. Architectural elements, fireplaces, entertainment centers, bay windows, architectural popouts, and living space extensions may encroach into the rear setback area up to five (5) feet provided the encroachment does not exceed more than 50% of the building's width.
- d. HVAC units and refuse receptacles will be allowed in the side yards, but no closer than two (2) feet from the property line.

J. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 8***. The Site will be graded to convey storm water to the retention basins. All drainage systems will be designed and constructed per City standards.

IV. PRELIMINARY PLAT

The proposed *Preliminary Plat* is attached as *Exhibit 9*.

V. PROJECT TEAM

Developer:

Porchlight Homes
Attn: Scott Peterson
Ryan Larsen
2915 E Baseline, Rd., Suite 118
Gilbert, Arizona 85234

Landscape:

Thomas + Crowley
Attn: Paul Thomas
Craig Crowley
1150 N. Country Club Dr., Suite 11
Mesa, Arizona 85201

Civil Engineer:

Clouse Engineering
Attn: Jeff Giles
5010 E. Shea Blvd., Suite 110
Scottsdale, Arizona 85254

Zoning:

Ray Law Firm
Attn: Brennan Ray
2325 E. Camelback Rd., Suite 400
Phoenix, Arizona 85016
Phone: (602) 558-9934

VI. CONCLUSION

Approval of Vineyard Park will allow for the development of a high quality and distinctive residential community that adds to the character and quality of the surrounding area. Vineyard Park makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. We request your approval.

EXHIBIT 1

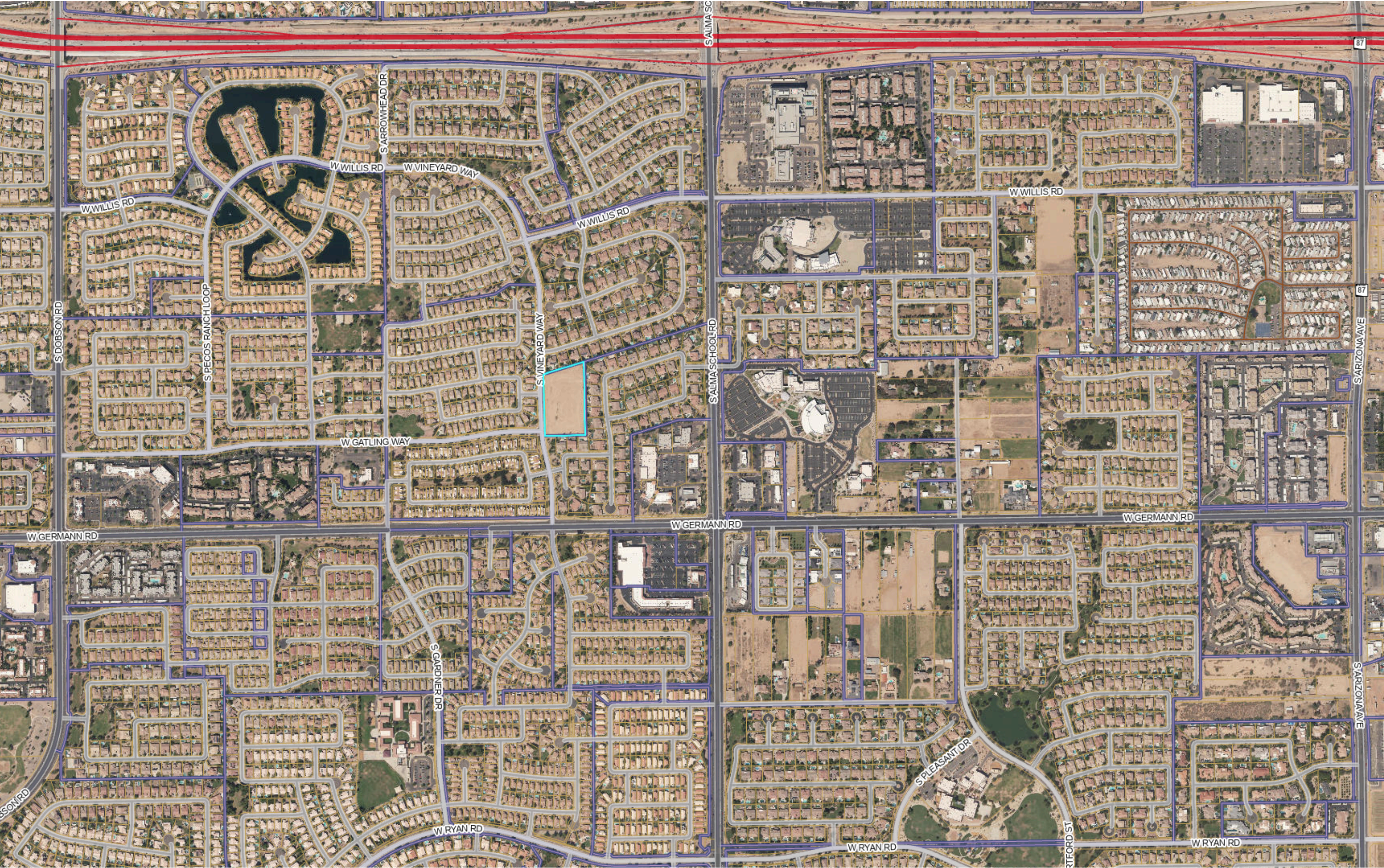
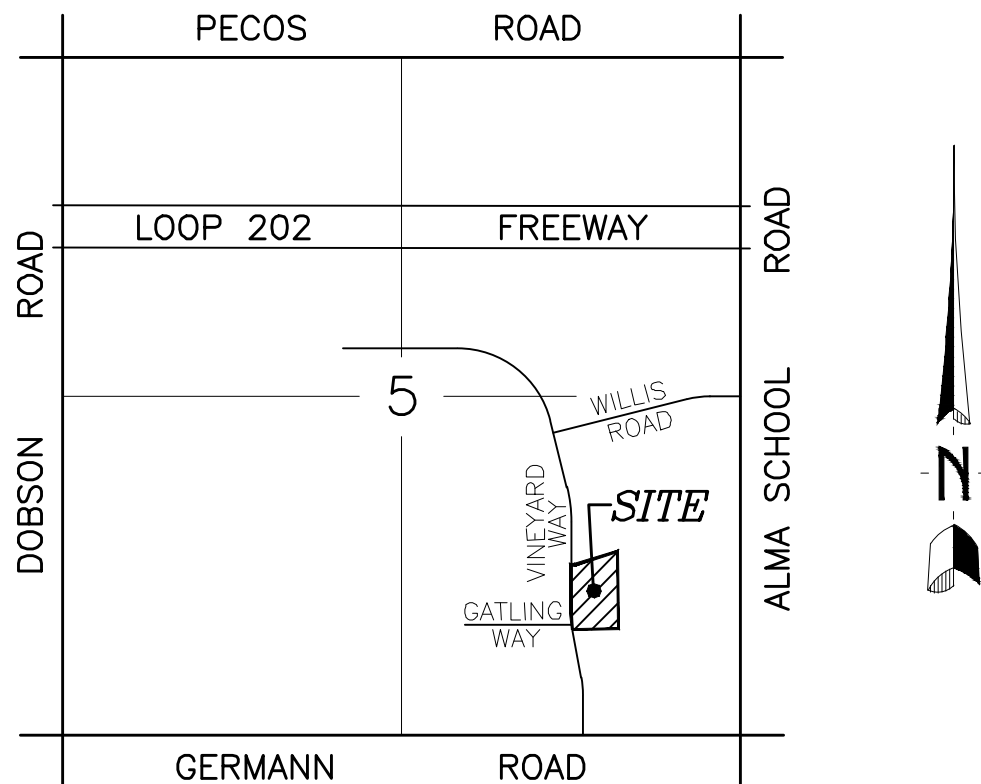
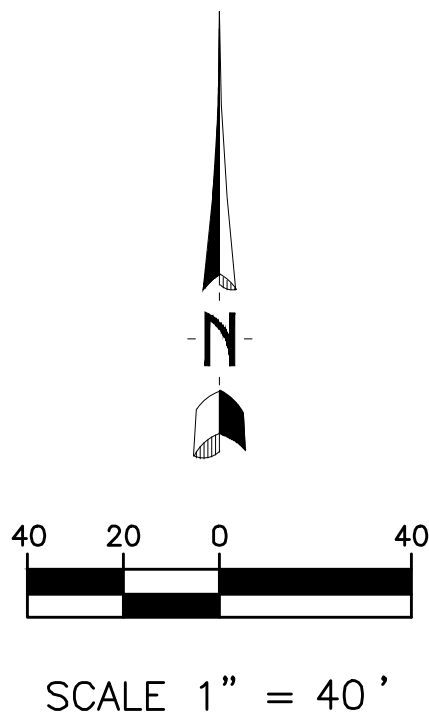
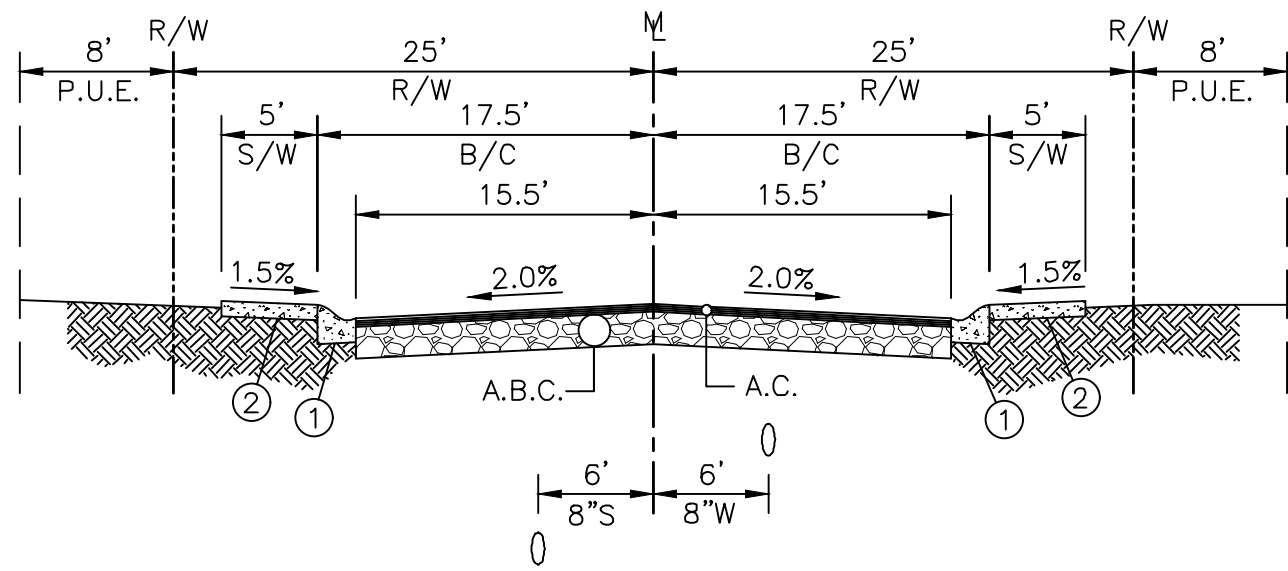


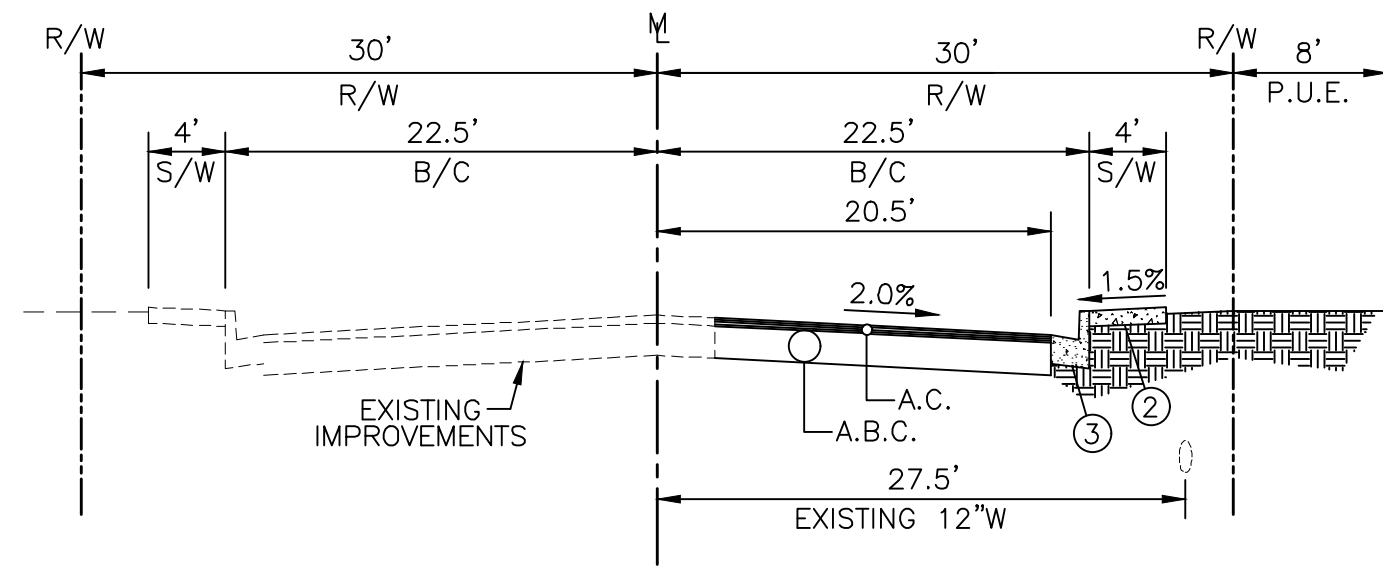
EXHIBIT 2



VICINITY MAP
SECTION 5, T. 2 S., R. 5 E.



TYPICAL INTERIOR STREET
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)



VINEYARD WAY
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)

- ① INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
- ② INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
- ③ INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A

SITE SUMMARY

GROSS ACRES: 4.5068 AC. 196,317.31 S.F.
NET ACRES: 4.1629 AC. 181,337.90 S.F.
TOTAL LOTS: 16
EXISTING ZONING: PAD
PROPOSED ZONING: PAD

ENGINEER

CLOUSE ENGINEERING, INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

DEVELOPER

PORCHLIGHT HOMES
2915 E. BASELINE ROAD, STE 118
GILBERT, ARIZONA 85234
(480) 213-1324
CONTACT: RYAN LARSON

PRELIMINARY SITE PLAN
VINEYARD PARK

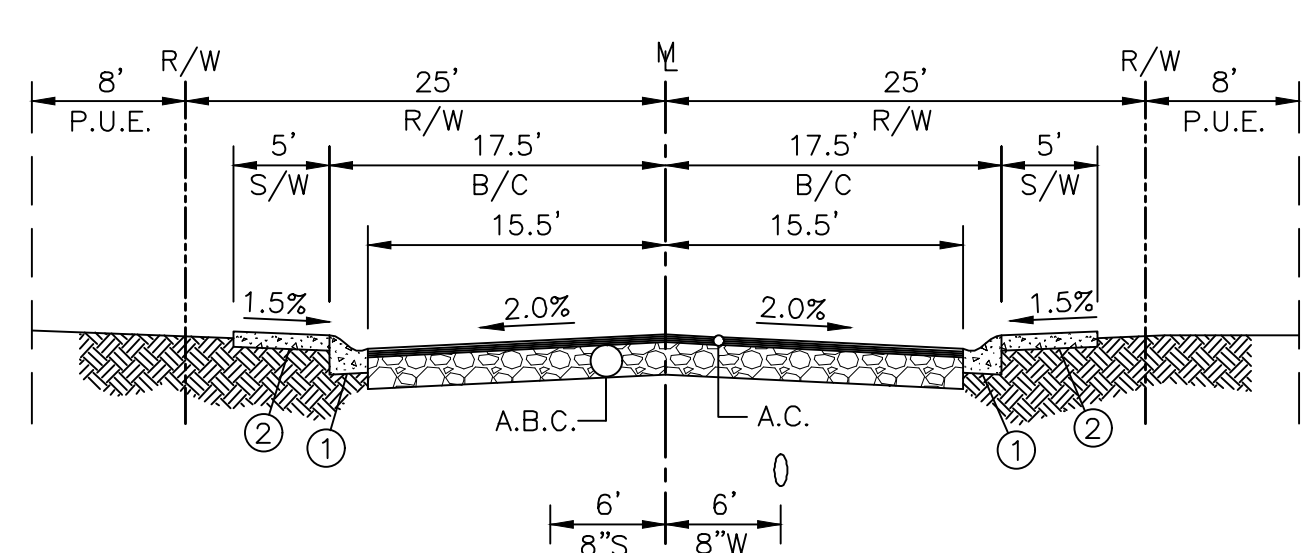
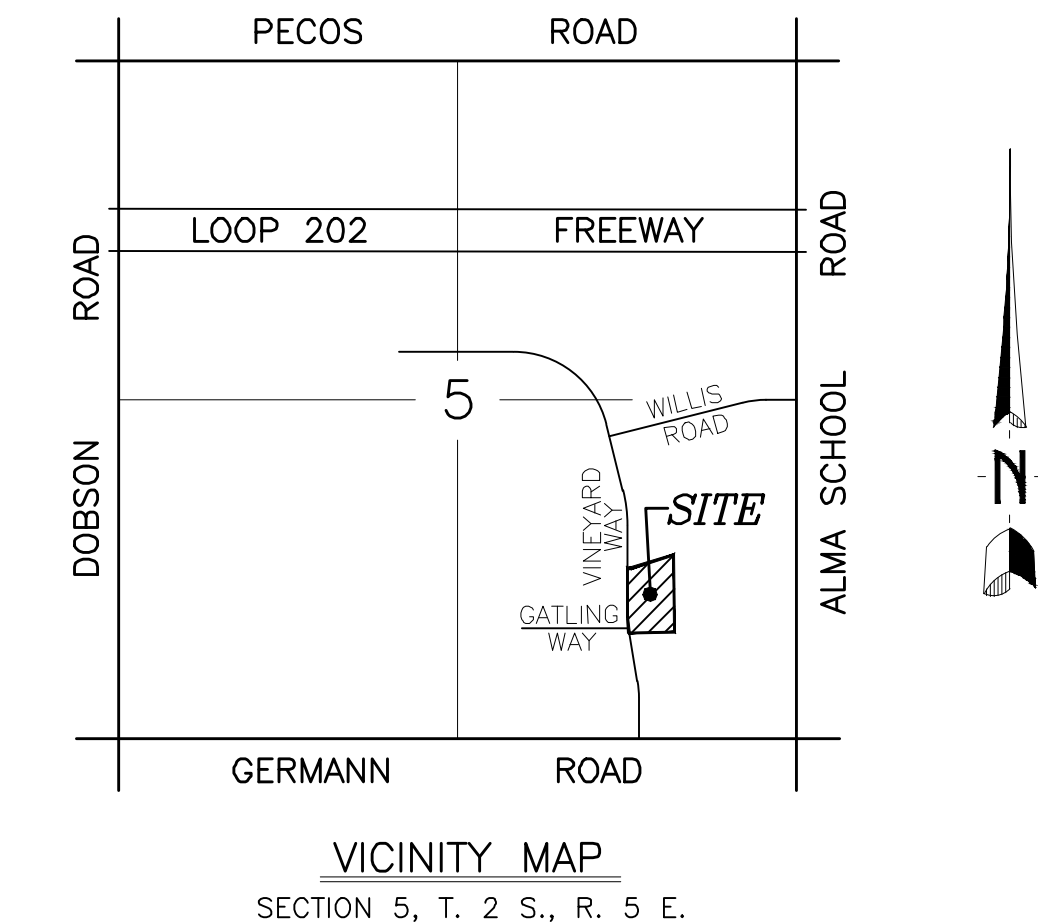
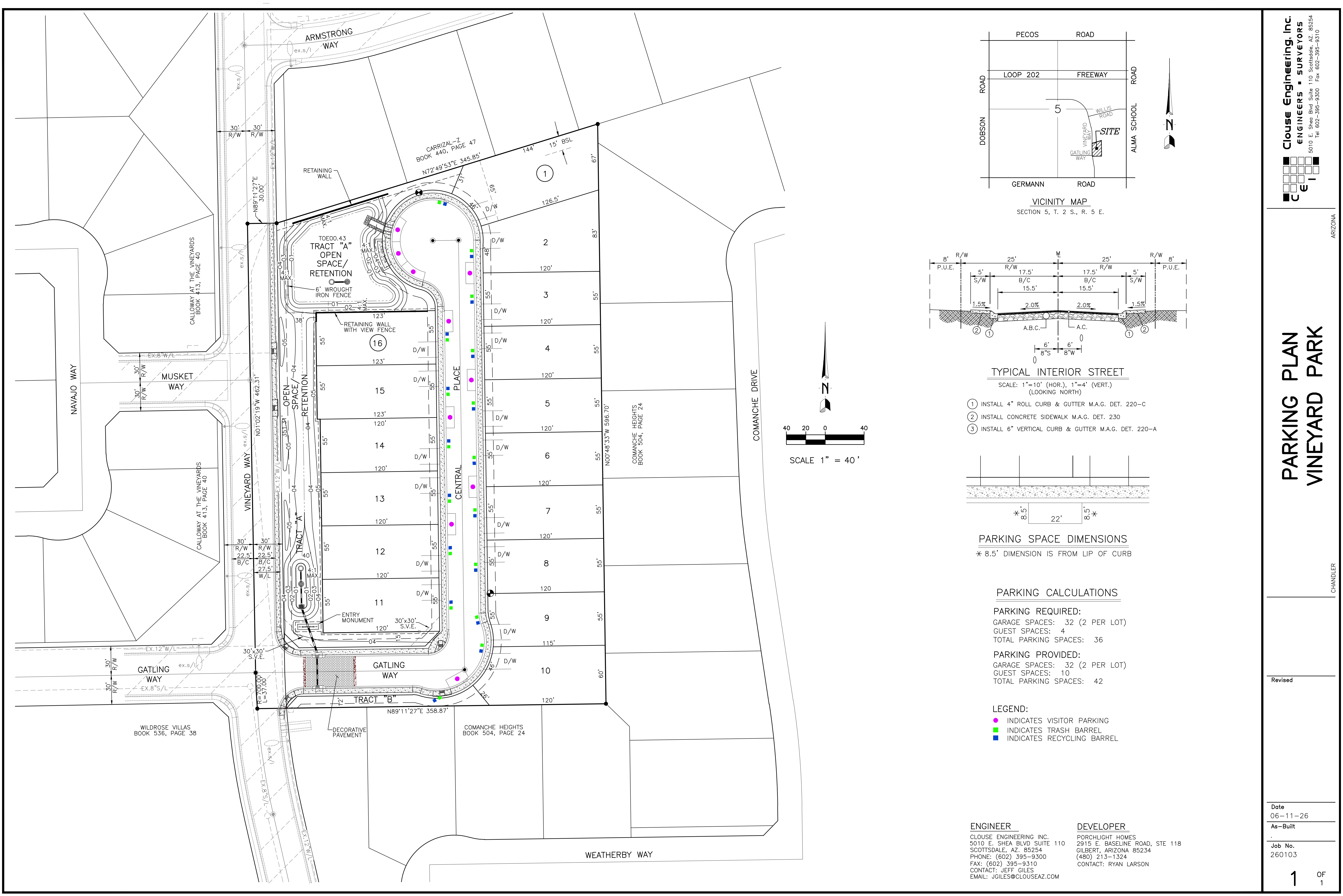
Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

Revised

Date
04-15-26

As-Built

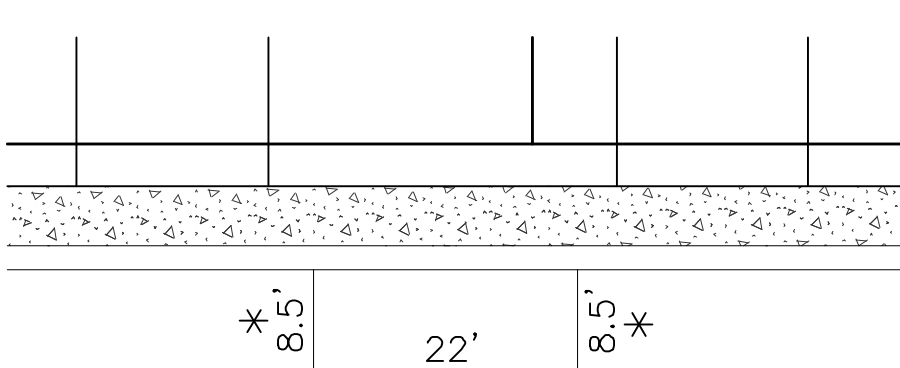
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TYPICAL INTERIOR STREET

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)

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- ② INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
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PARKING SPACE DIMENSIONS

* 8.5' DIMENSION IS FROM LIP OF CURB

PARKING CALCULATIONS

PARKING REQUIRED:
GARAGE SPACES: 32 (2 PER LOT)
GUEST SPACES: 4
TOTAL PARKING SPACES: 36

PARKING PROVIDED:
GARAGE SPACES: 32 (2 PER LOT)
GUEST SPACES: 10
TOTAL PARKING SPACES: 42

- LEGEND:
- INDICATES VISITOR PARKING
 - INDICATES TRASH BARREL
 - INDICATES RECYCLING BARREL

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CONTACT: RYAN LARSON

EXHIBIT 3



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	LANDSCAPE SETBACK LINE
	SIGHT VISIBILITY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	FIRE HYDRANT SEE CIVIL ENG. PLANS

PROJECT TEAM

OWNER / DEVELOPER
PORCHLIGHT HOMES
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MESA, AZ 85201
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LANDSCAPE DATA

TOTAL LS AREA:	34,860 S.F. (0.80 AC)
OFFSITE LS AREA:	2,799 S.F. (0.07 AC)
ONSITE LS AREA:	32,061 S.F. (0.73 AC)
TOTAL TURF AREA:	7,227 S.F. (.17 AC)
TURF % OF LS AREA:	20.7%

KEYED NOTES

- X.X EXISTING
- X.1 EXISTING SIDEWALK AND CURB, DO NOT DISTURB
- X.2 EXISTING WALL, DO NOT DISTURB

- C.X CIVIL
- C.1 CONCRETE CURB, SEE CIVIL PLANS
- C.2 CONCRETE SIDEWALK, SEE CIVIL PLANS
- C.3 RAMP, SEE CIVIL PLANS
- C.4 UTILITIES, SEE CIVIL PLANS
- C.5 FIRE HYDRANT, SEE CIVIL PLANS
- C.6 SCUPPER, SEE CIVIL PLANS
- C.7 BUBBLE UP BOX & DRYWELL, SEE CIVIL PLANS
- C.8 STORM DRAIN PIPE, SEE CIVIL PLANS

- L.X LANDSCAPE
- L.1 30' x 30' SVTE
- W.X WALLS / MONUMENTS
- W.1 ENTRY MONUMENT, SEE DETAIL 1/L3
- SE.X SITE EQUIPMENT
- SE.1 6'-0" LONG BENCH WITH BACK

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	<i>PISTACIA X 'RED PUSH'</i> RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX	27
	<i>QUERCUS VIRGINIANA</i> SOUTHERN LIVE OAK - STANDARD TRUNK	24" BOX	12
	<i>ULMUS PARVIFOLIA</i> <i>'SIMPVIRENS'</i> CHINESE EVERGREEN ELM	24" BOX	3
SHRUBS			
	<i>DODONEA VISCOSA</i> GREEN HOPSEED BUSH	5 GAL.	60
	<i>NERIUM OLEANDER</i> <i>'PETITE PINK'</i> PETITE PINK OLEANDER	5 GAL.	86
	<i>LEUCOPHYLLUM LANGMANIAE</i> <i>'RIO BRAVO'</i> RIO BRAVO SAGE	5 GAL.	49
	<i>EROMOPHILA MACULATA</i> <i>'VALENTINE'</i> VALENTINE BUSH	5 GAL.	54
	<i>EREMOPHILA HYGROPHANA</i> <i>'BLUE BELLS'</i> BLUE BELLS EREMOPHILA	5 GAL.	132
GROUND COVER			
	<i>EROMOPHILA GLABRA</i> <i>'MINGENOW GOLD'</i> OUTBACK SUNRISE EMU	1 GAL.	144
	<i>ROSEMARINUS OFFICINALIS</i> <i>'PROSTRATUS'</i> TRAILING ROSEMARY	1 GAL.	35

TURF		QTY
	TURF GRASS CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS (SOD)	7,227 S.F.

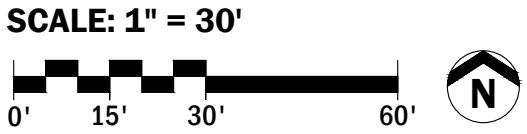
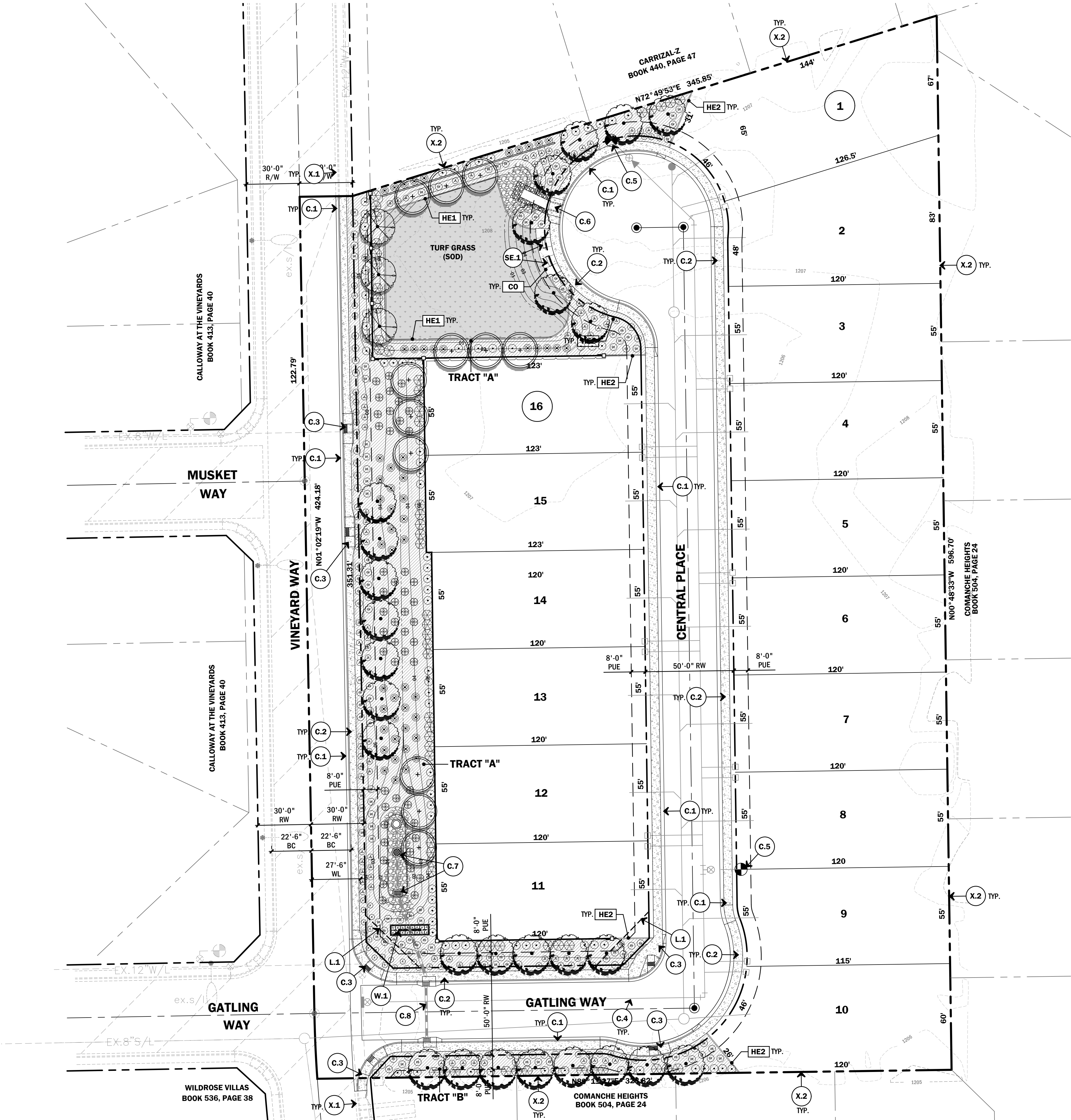
TOP DRESSING		QTY
	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: MOHAGANY BY ROCK PROS USA (OR EQUAL) 2" DEEP MINIMUM	26,407 S.F.

	DECORATIVE RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 6" DEEP MINIMUM	1,092 S.F.
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	GROUTED RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) SEE CIVIL FOR DEPTH	134 S.F.
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HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
CO		REGULAR CONCRETE COLOR: REGULAR GRAY WITH MEDIUM BROOM FINISH	217 S.F.
HE1		CONCRETE TURF HEADER SIZE: 6" x 6" COLOR: REGULAR GRAY	319 L.F.
HE2		CONCRETE HEADER AT ENDS OF COLUMNS SIZE: 6" x 6" COLOR: REGULAR GRAY	96 L.F.



LEGEND

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	EASEMENT LINE
	LANDSCAPE SETBACK LINE
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	DECORATIVE RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 6" DEEP MINIMUM	1,092 S.F.
	GROUTED RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) SEE CIVIL FOR DEPTH	134 S.F.

HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
	C.O	REGULAR CONCRETE COLOR: REGULAR GRAY WITH MEDIUM BROOM FINISH	217 S.F.
	HE1	CONCRETE TURF HEADER SIZE: 6" x 6" COLOR: REGULAR GRAY	319 L.F.
	HE2	CONCRETE HEADER AT ENDS OF COLUMNS SIZE: 6" x 6" COLOR: REGULAR GRAY	96 L.F.

EXHIBIT 4



PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION A - SANTA BARBARA CONTEMPORARY

FRONT ELEVATION STREETSCAPE



PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION A - SANTA BARBARA CONTEMPORARY

REAR ELEVATION STREETSCAPE



PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4513
ELEVATION C - MODERN FARMHOUSE

FRONT ELEVATION STREETSCAPE



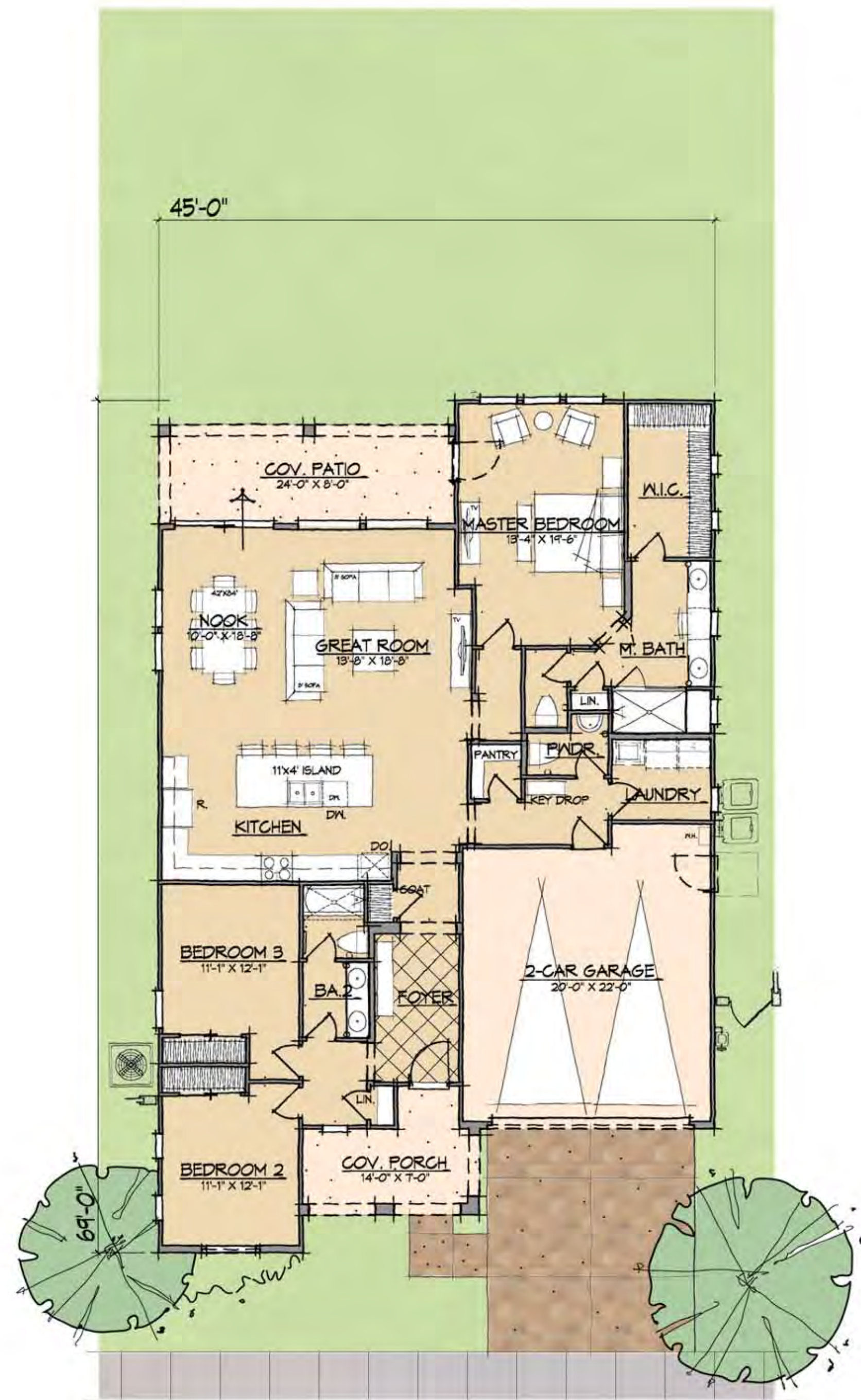
PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4513
ELEVATION C - MODERN FARMHOUSE

REAR ELEVATION STREETSCAPE



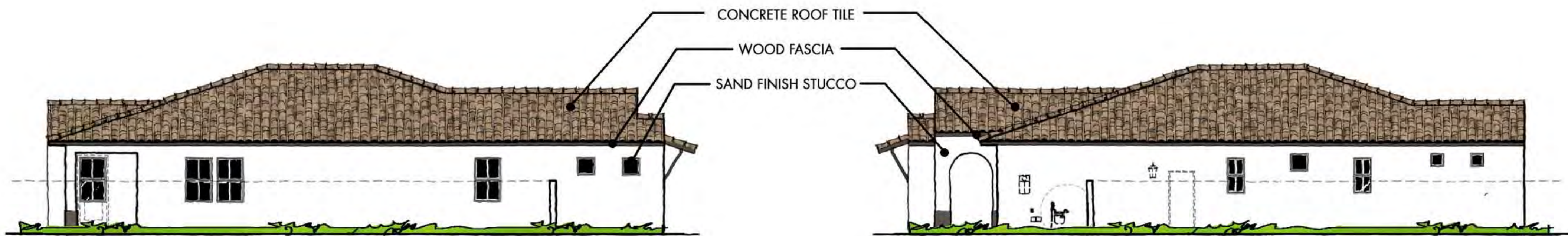
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

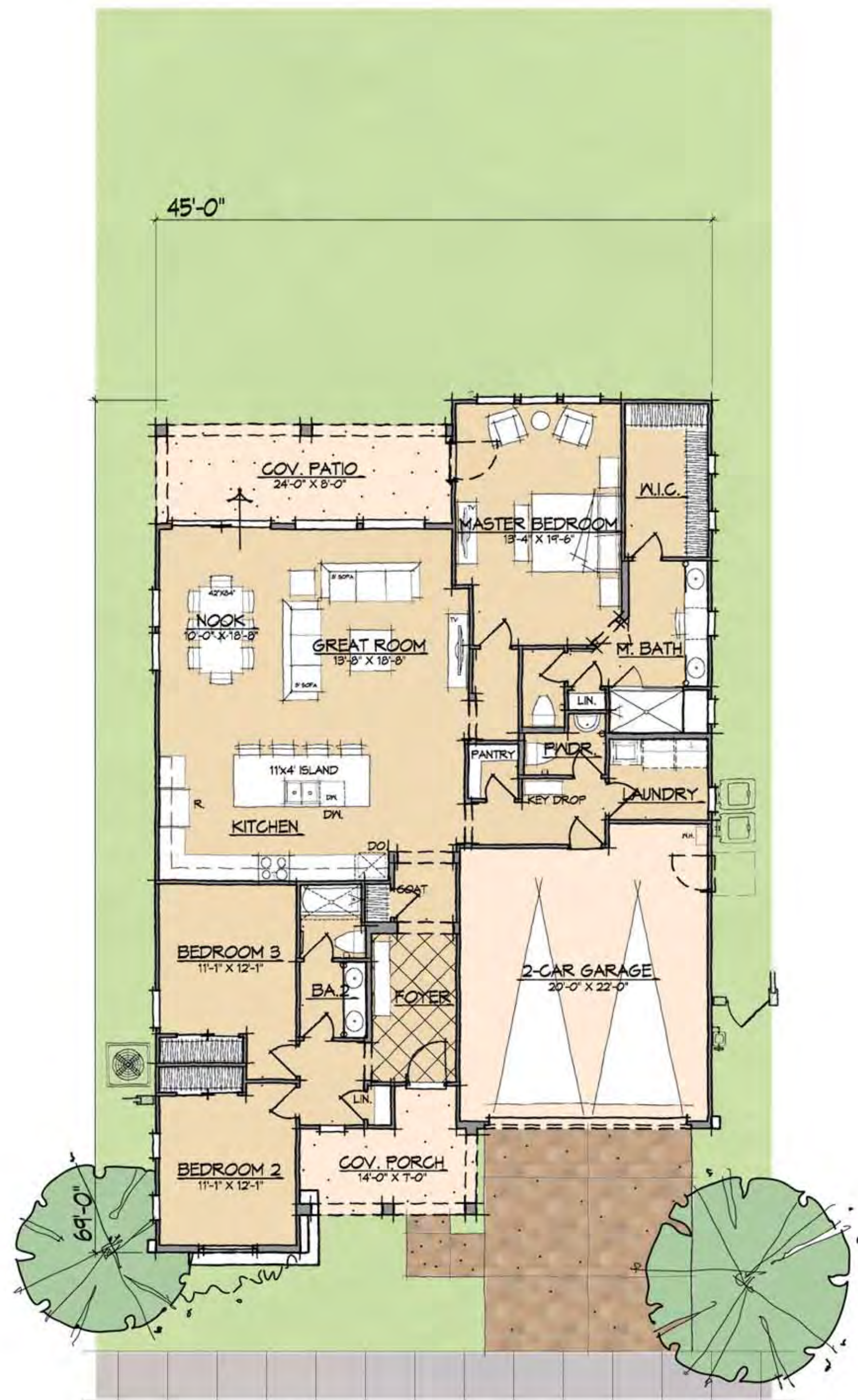
VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4511
2,034 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS



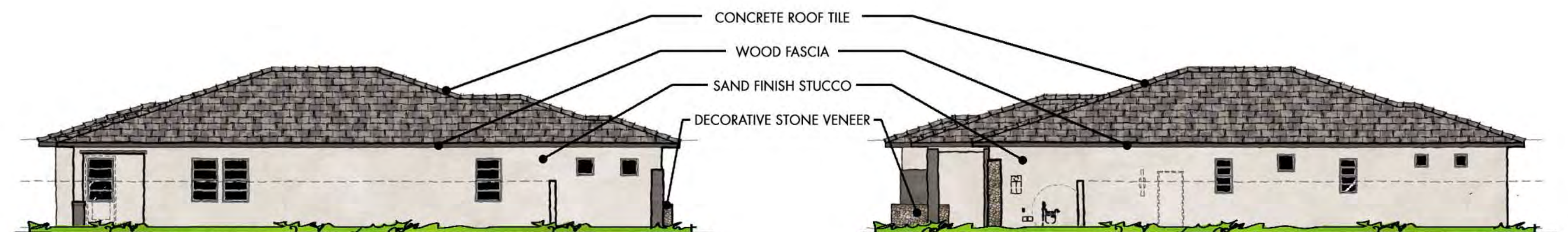
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

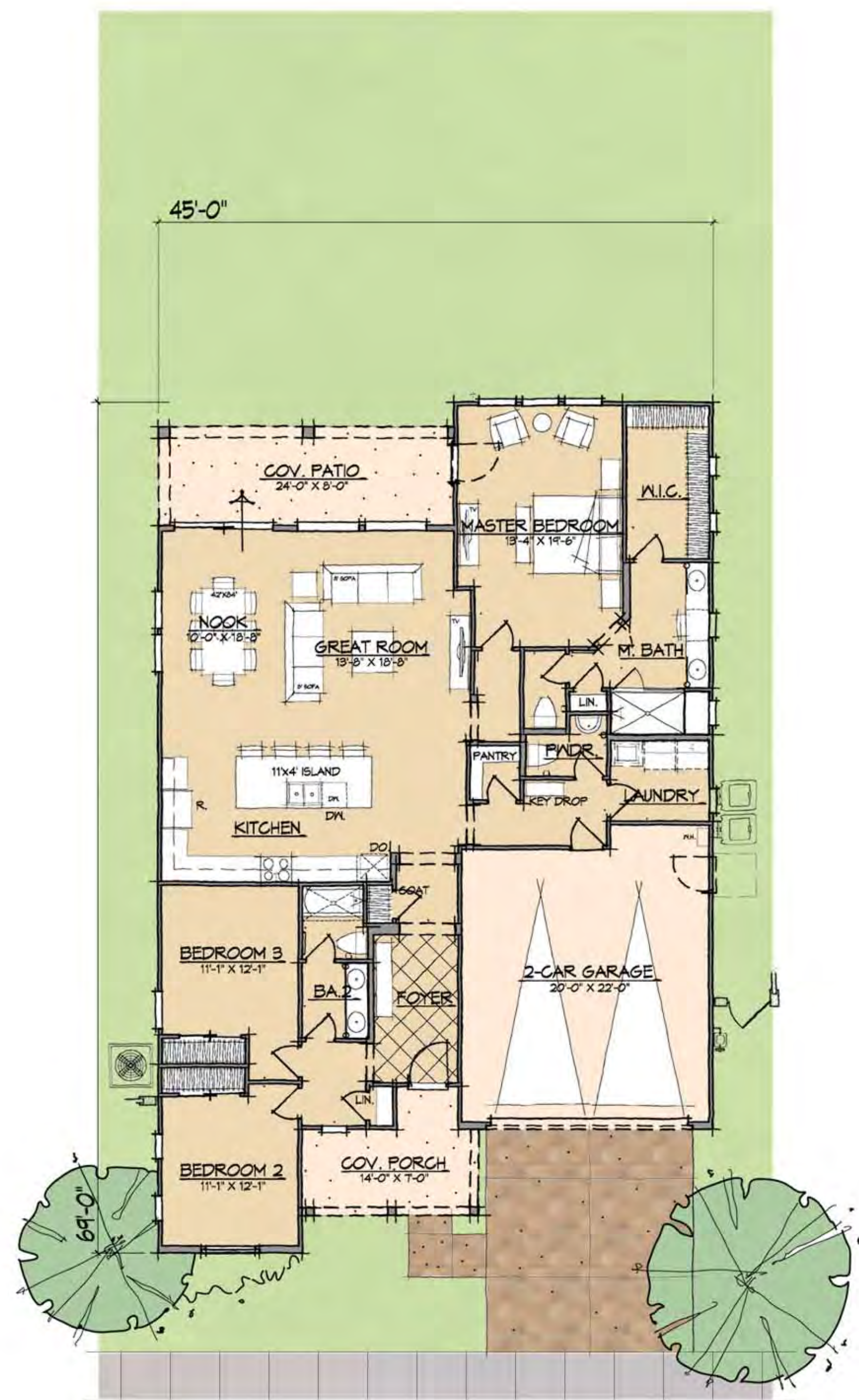
VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4511
2,034 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



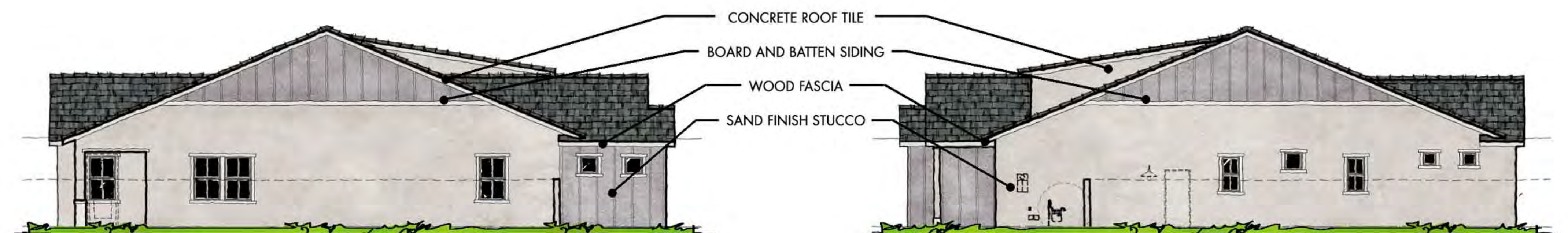
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4511
2,034 S.F.
ELEVATION D - MODERN FARMHOUSE
LINDEROTH ASSOCIATES ARCHITECTS



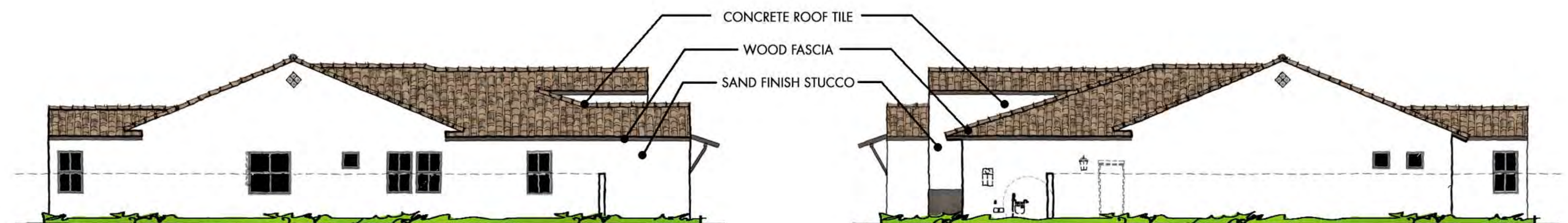
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

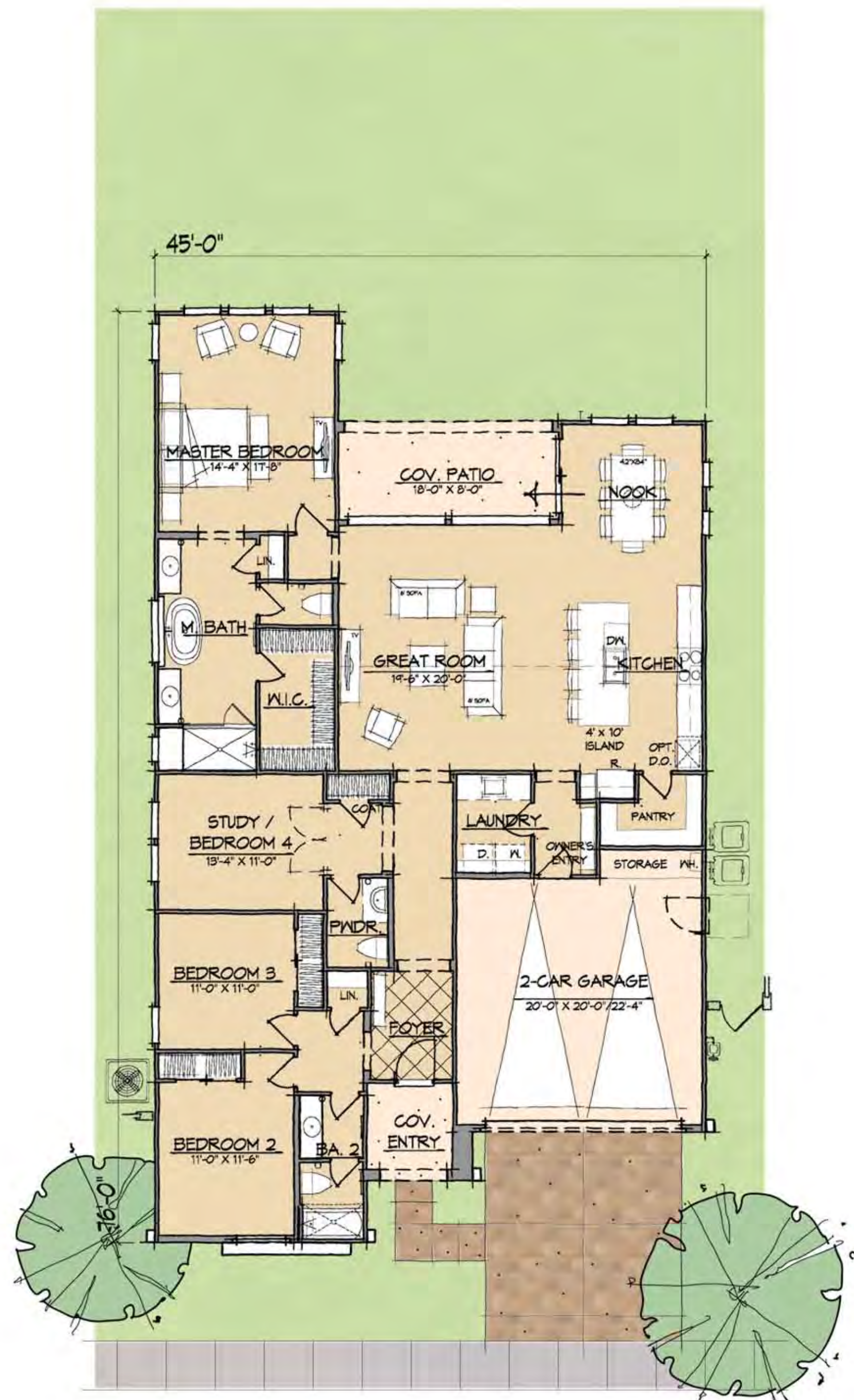
VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4512
2,286 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

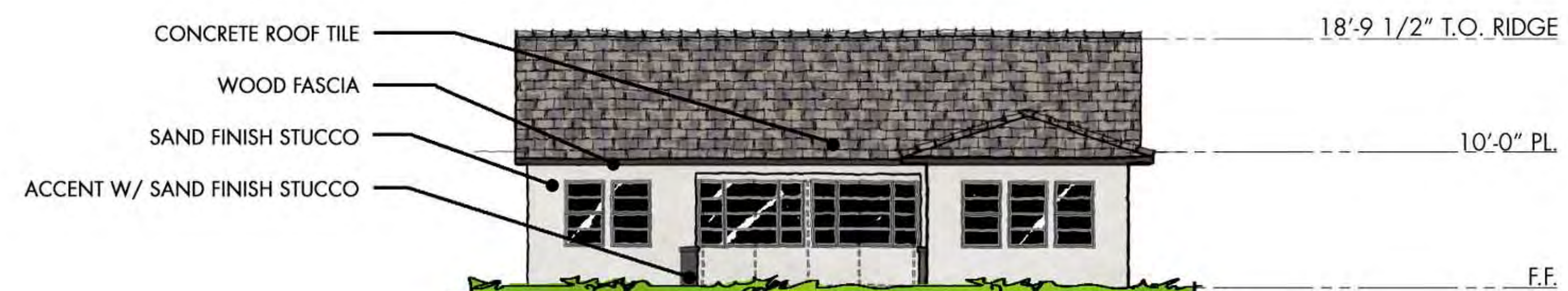
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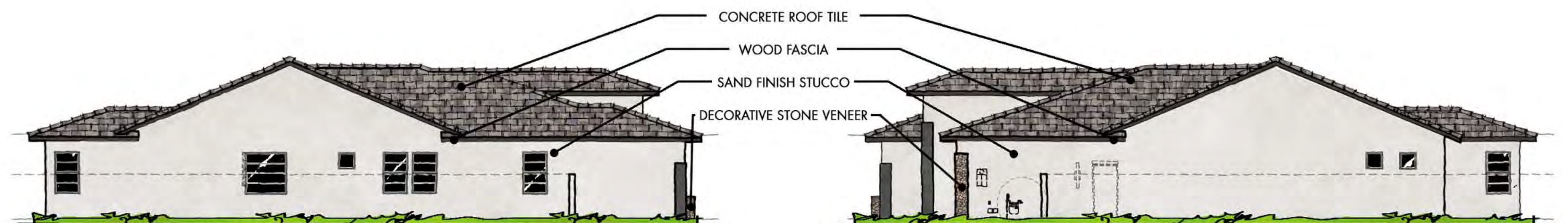
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

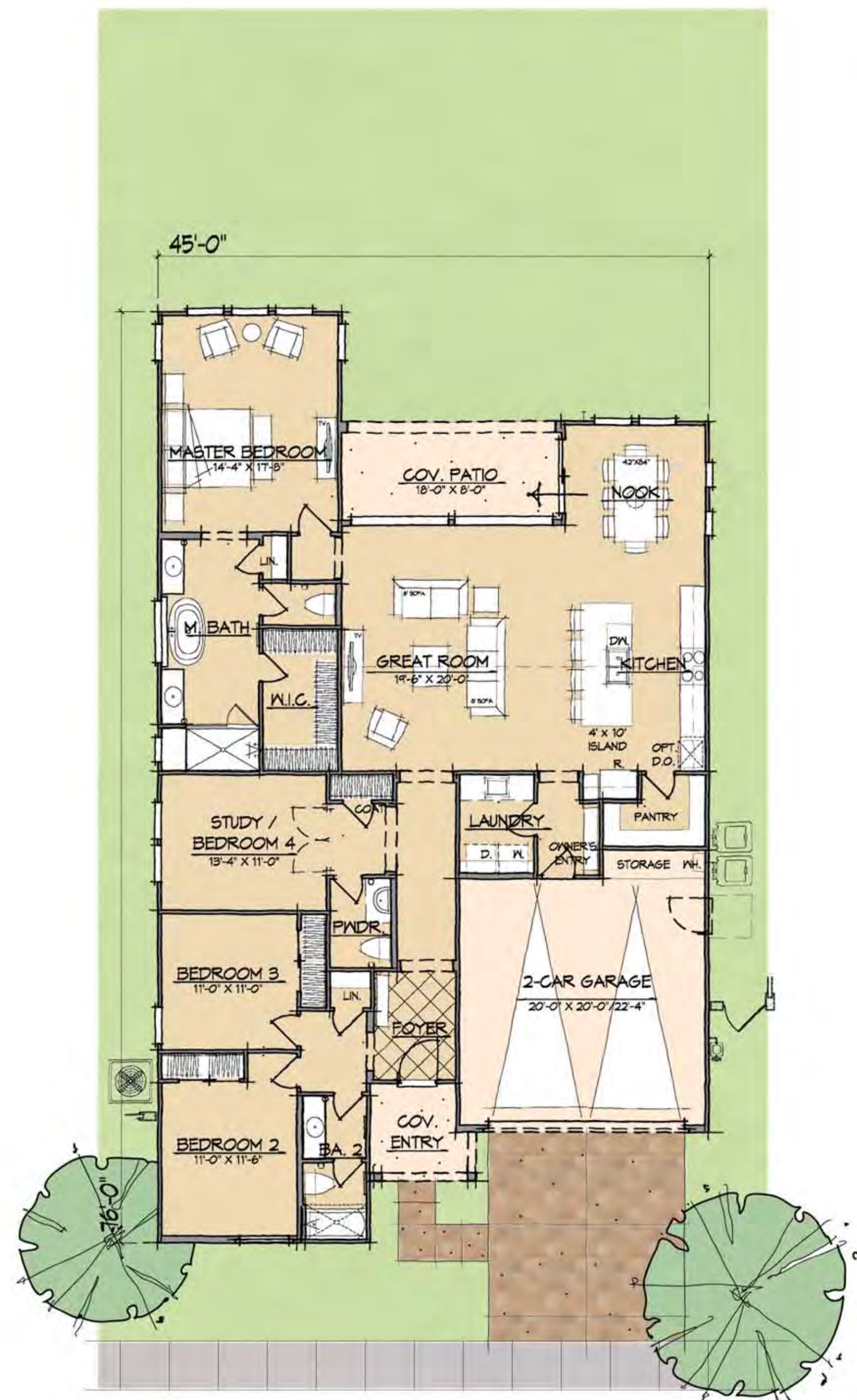
RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4512
2,286 S.F.
ELEVATION B - DESERT PRAIRIE
LINDEROTH ASSOCIATES ARCHITECTS



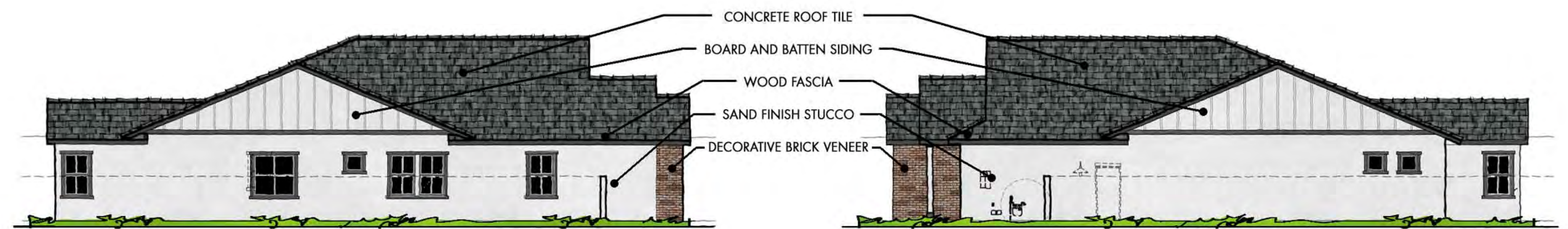
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

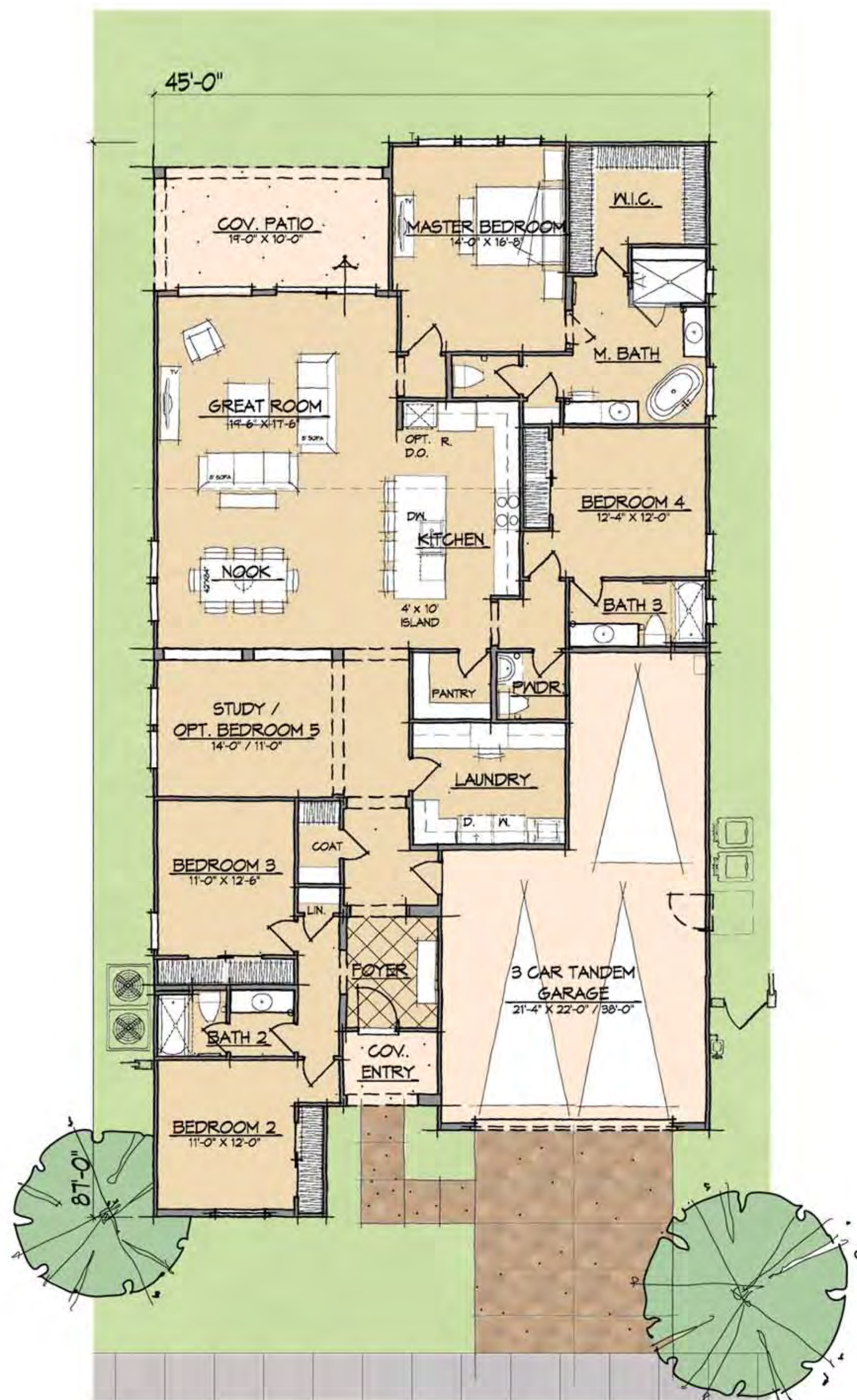
RIGHT ELEVATION

VINEYARD PARK

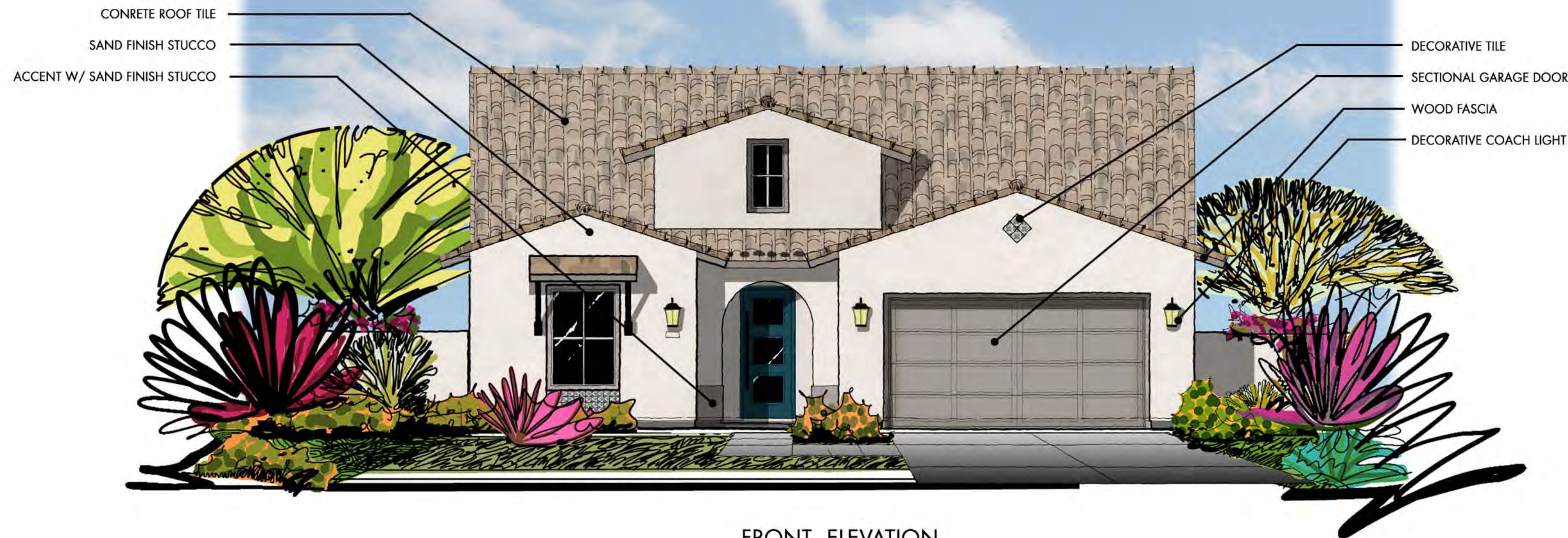
PORCHLIGHT HOMES

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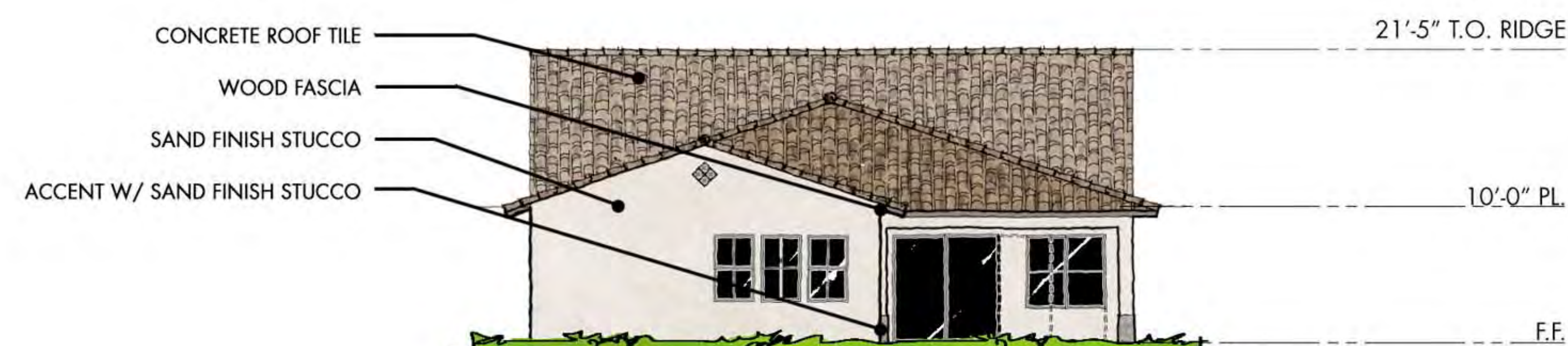
PLAN 4512
2,286 S.F.
ELEVATION D - MODERN FARMHOUSE
LINDEROTH ASSOCIATES ARCHITECTS



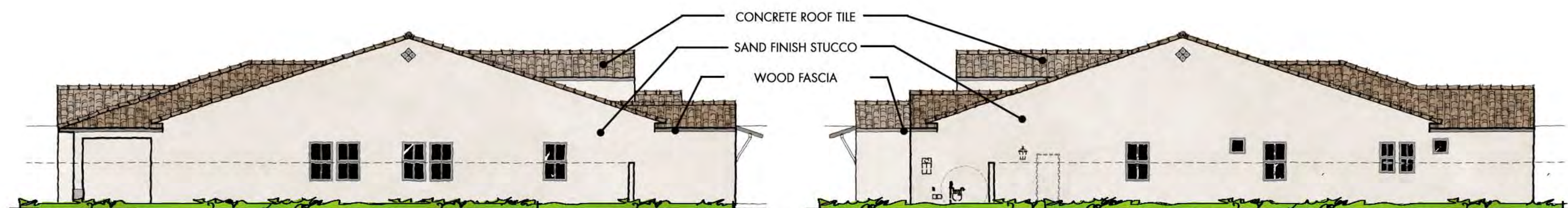
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

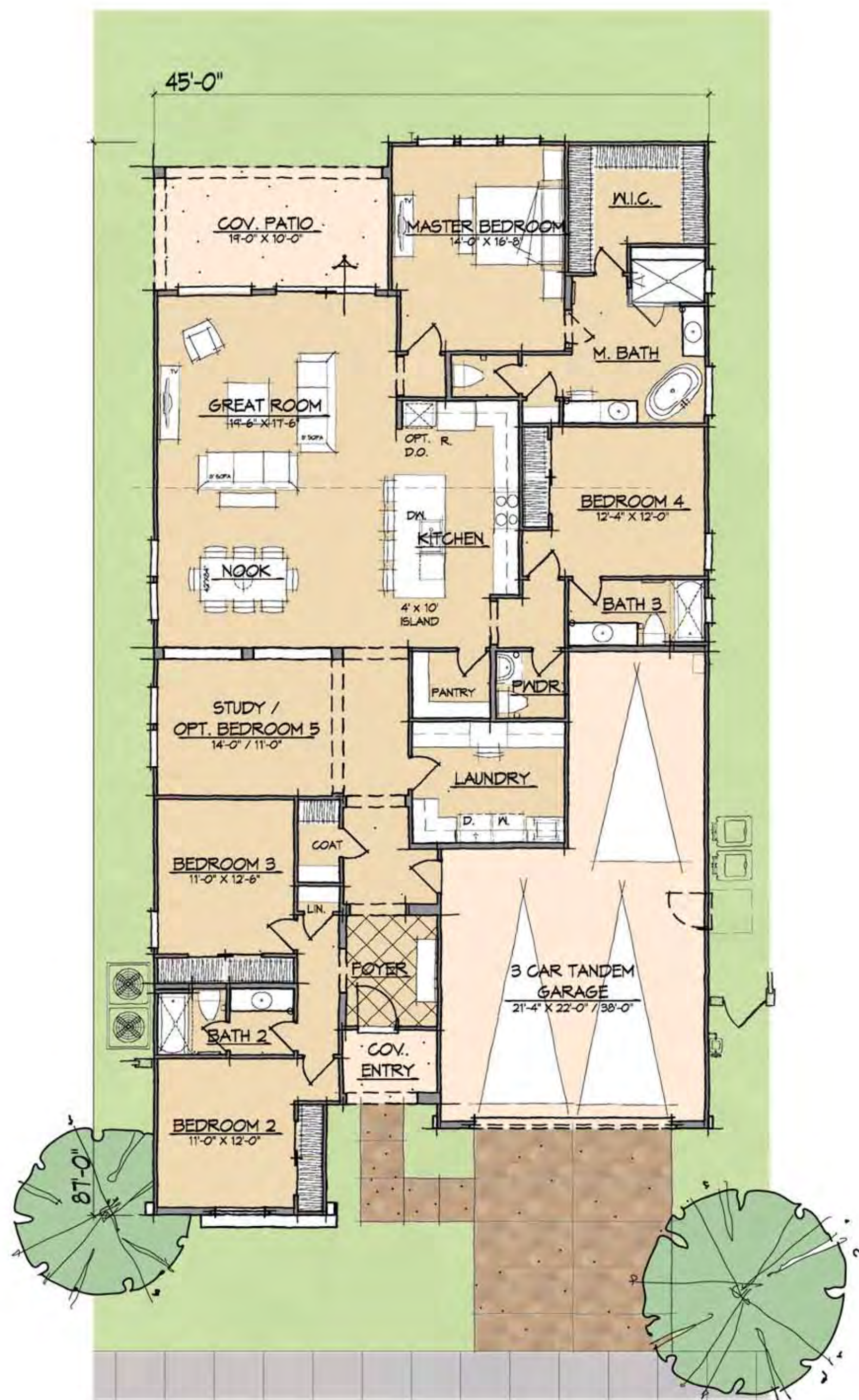
VINEYARD PARK

PORCHLIGHT HOMES

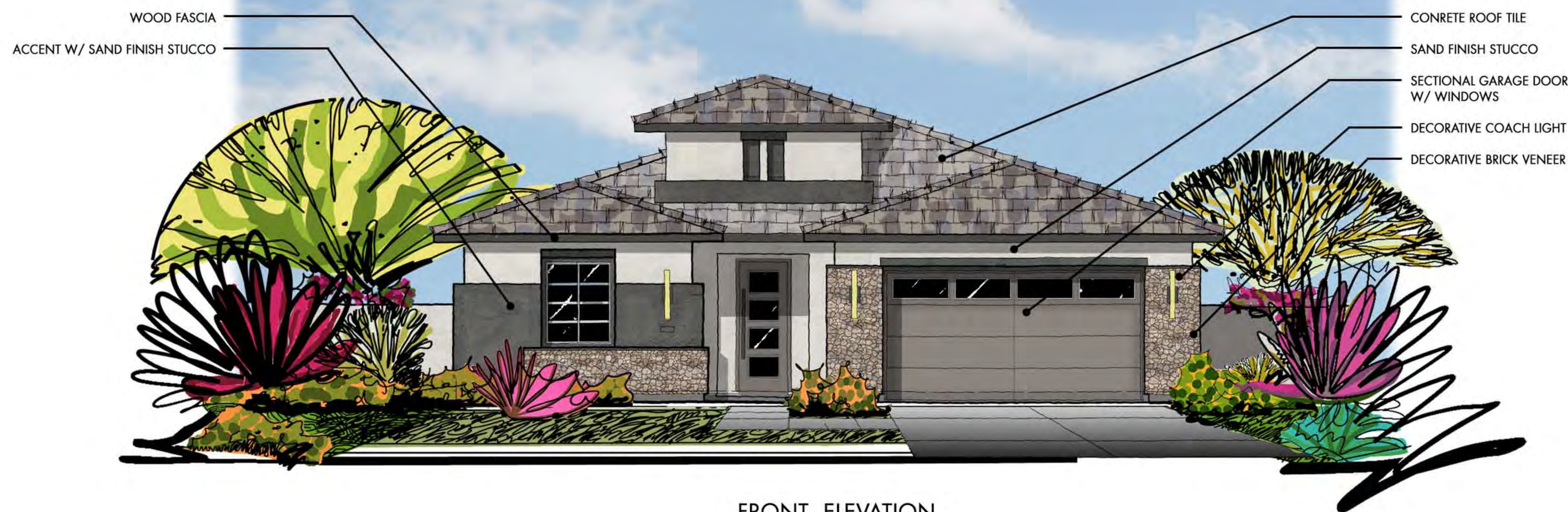
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PLAN 4513
2,729 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS



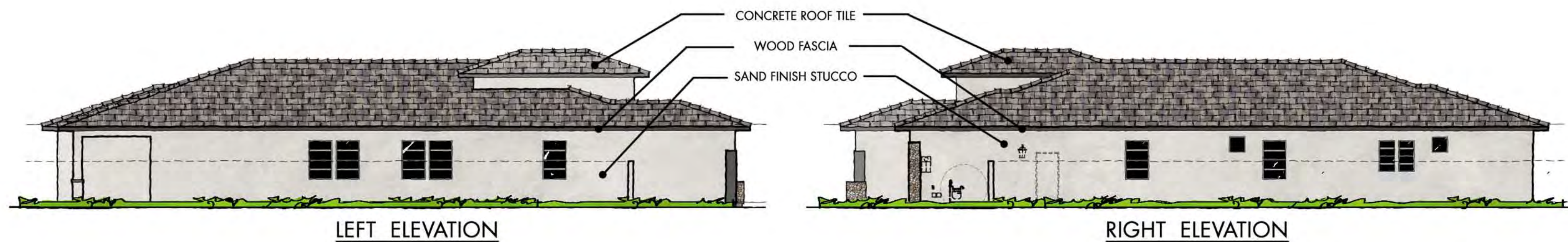
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

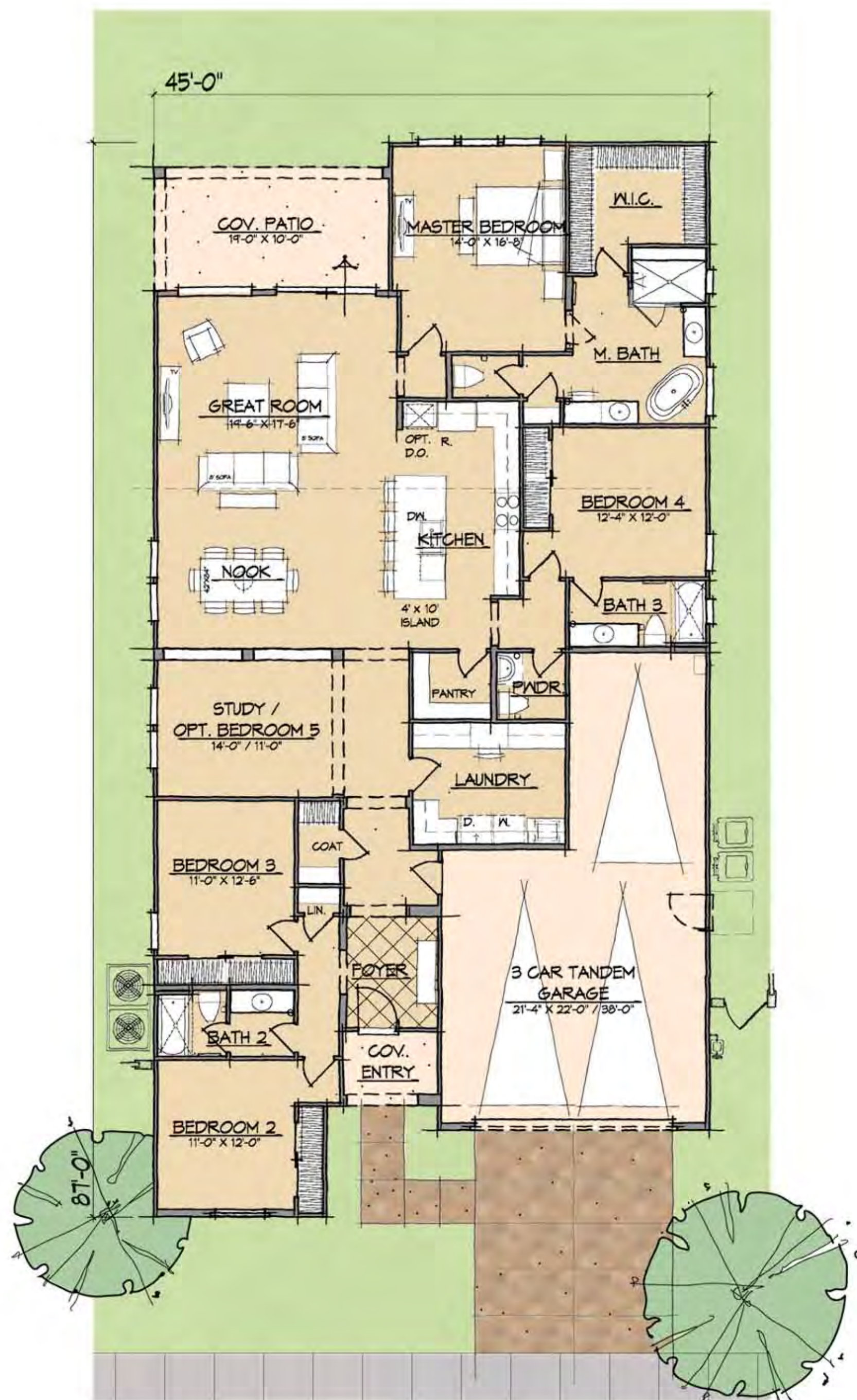
VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4513
2,729 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



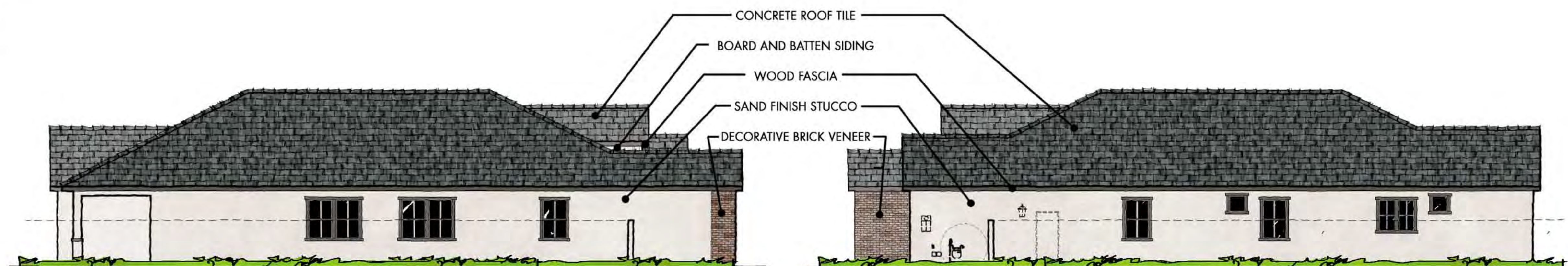
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4513
2,729 S.F.
ELEVATION D - MODERN FARMHOUSE
LINDEROTH ASSOCIATES ARCHITECTS

ELEVATION A

SANTA BARBARA

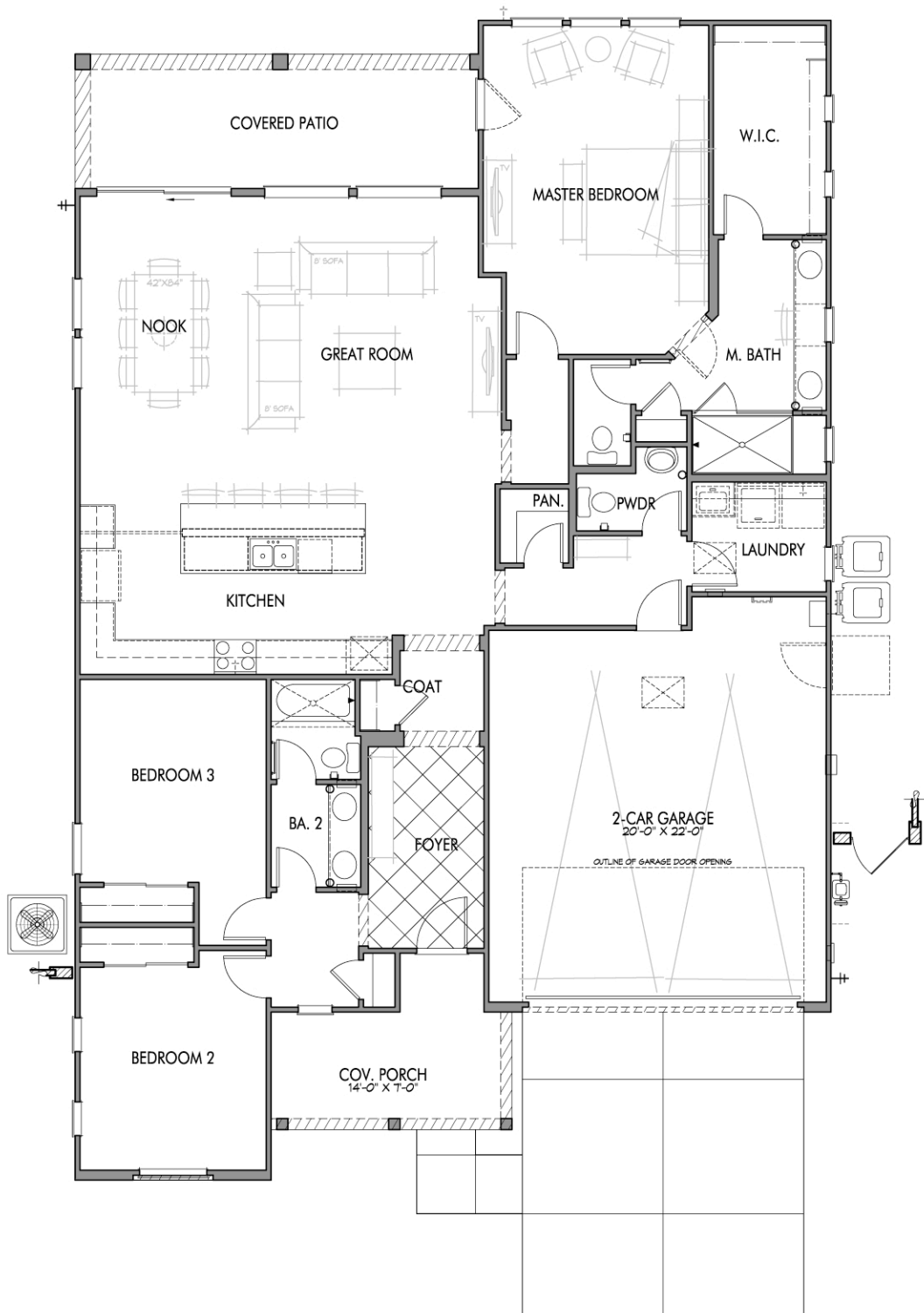
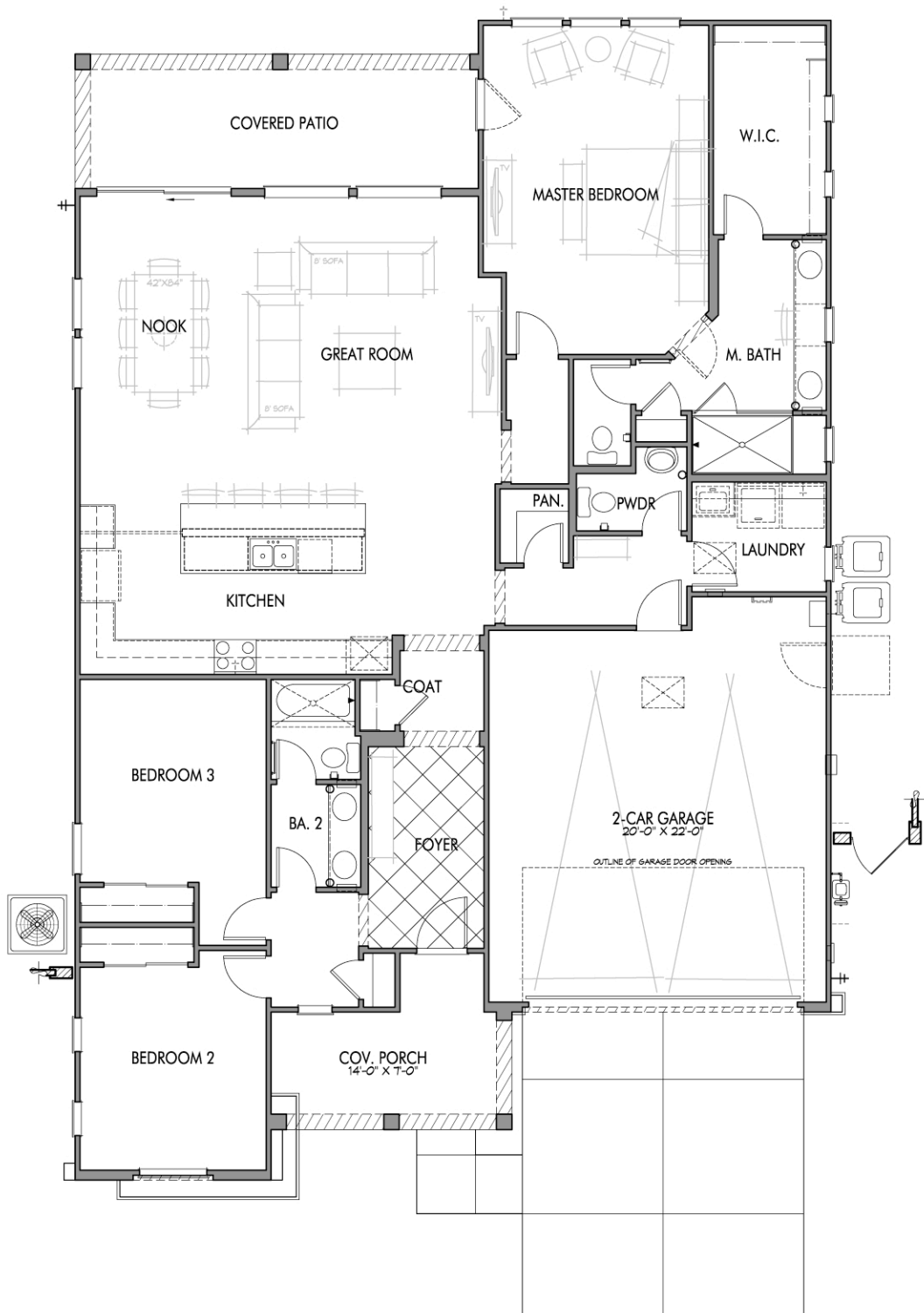
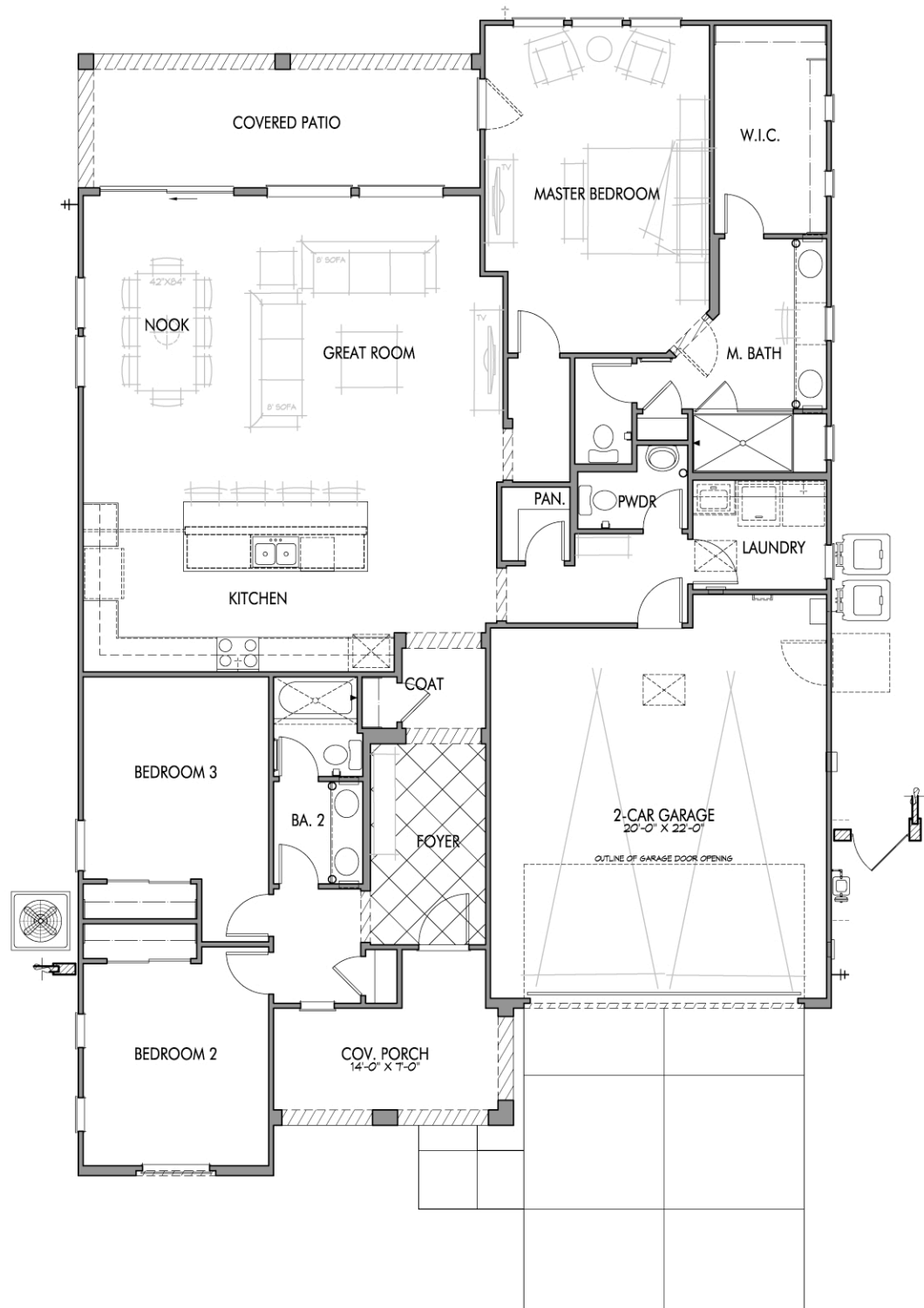
ELEVATION B

DESERT PRAIRIE

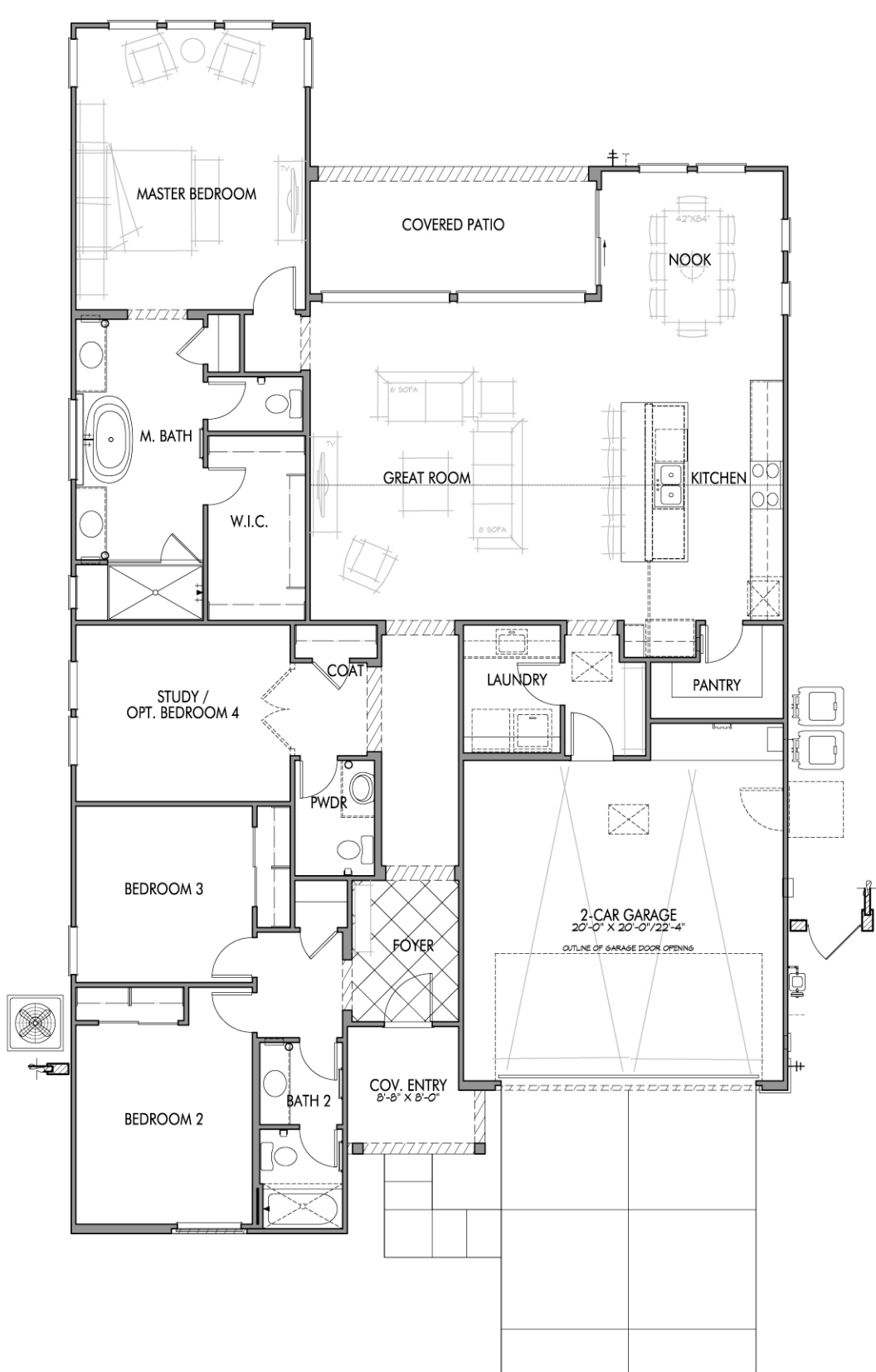
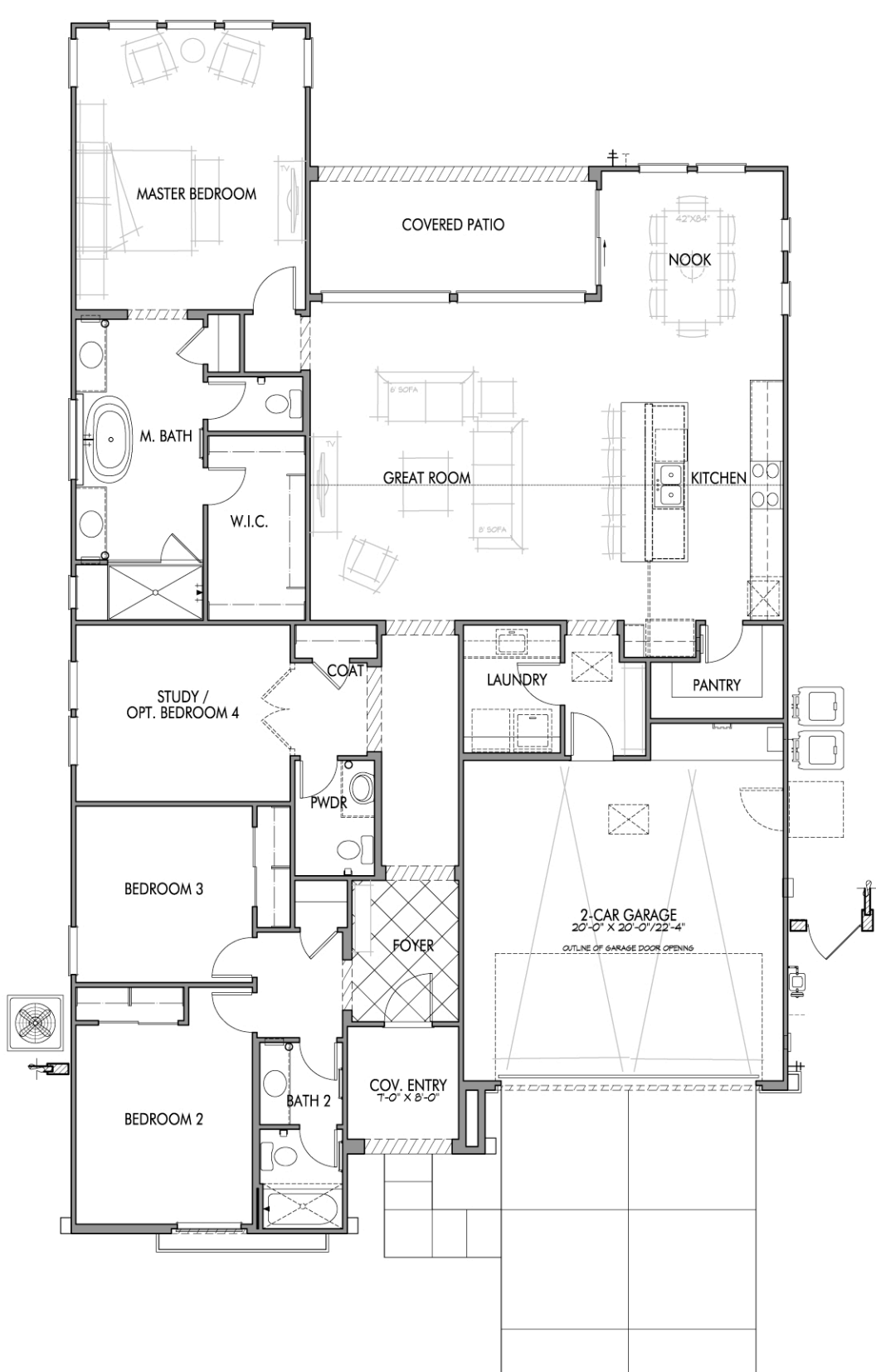
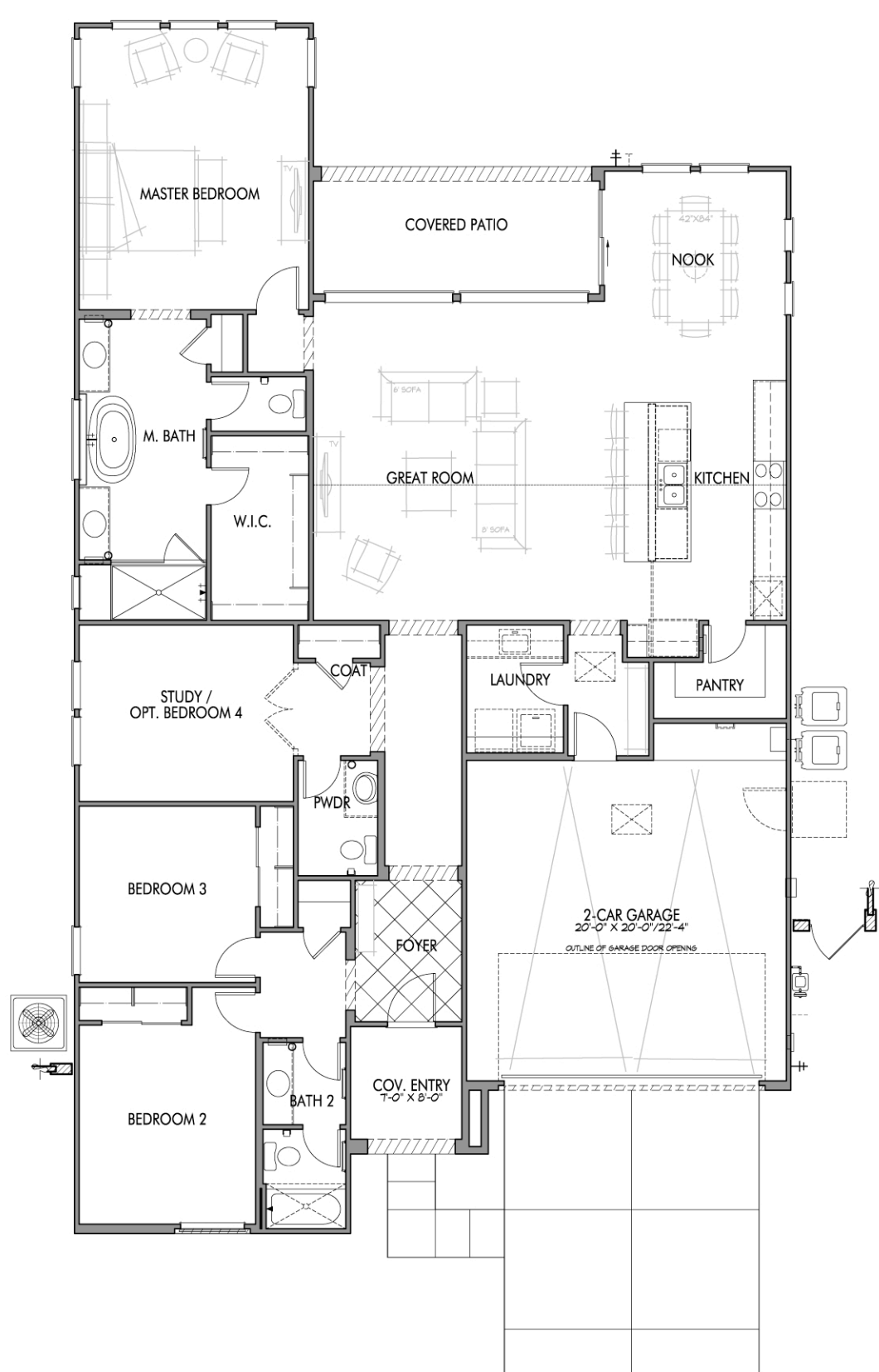
ELEVATION D

MODERN FARMHOUSE

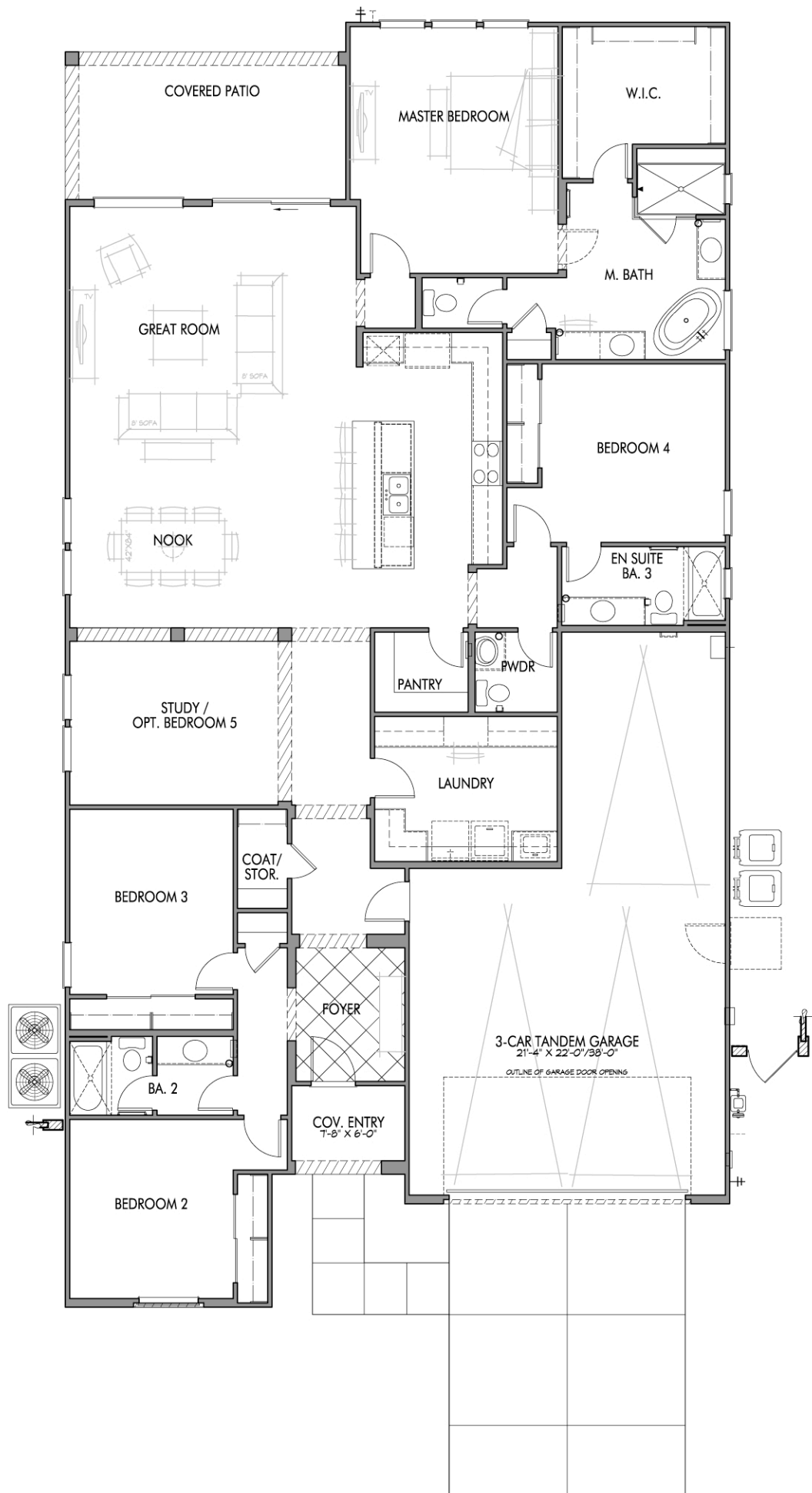
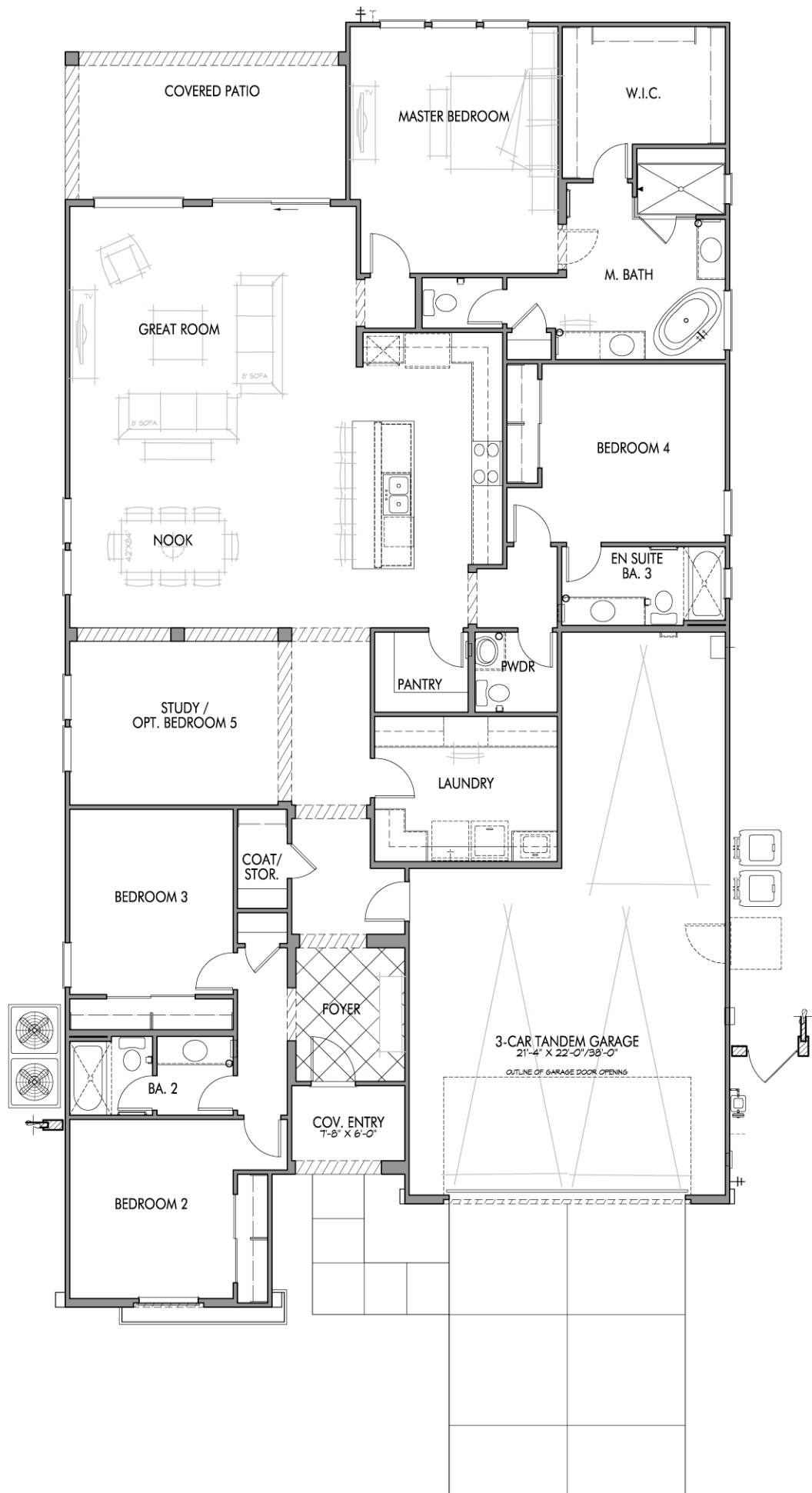
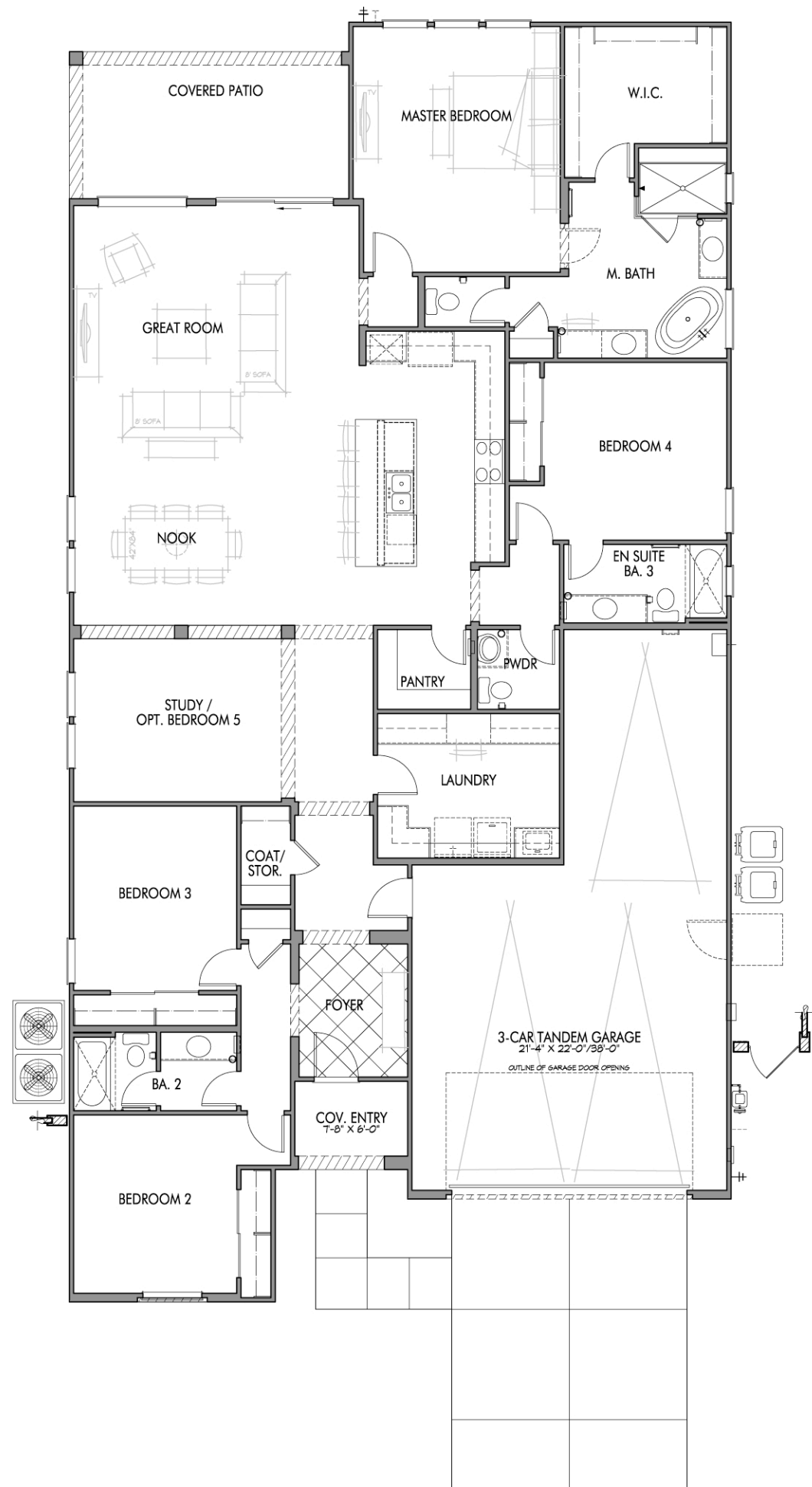
4511



4512



4513

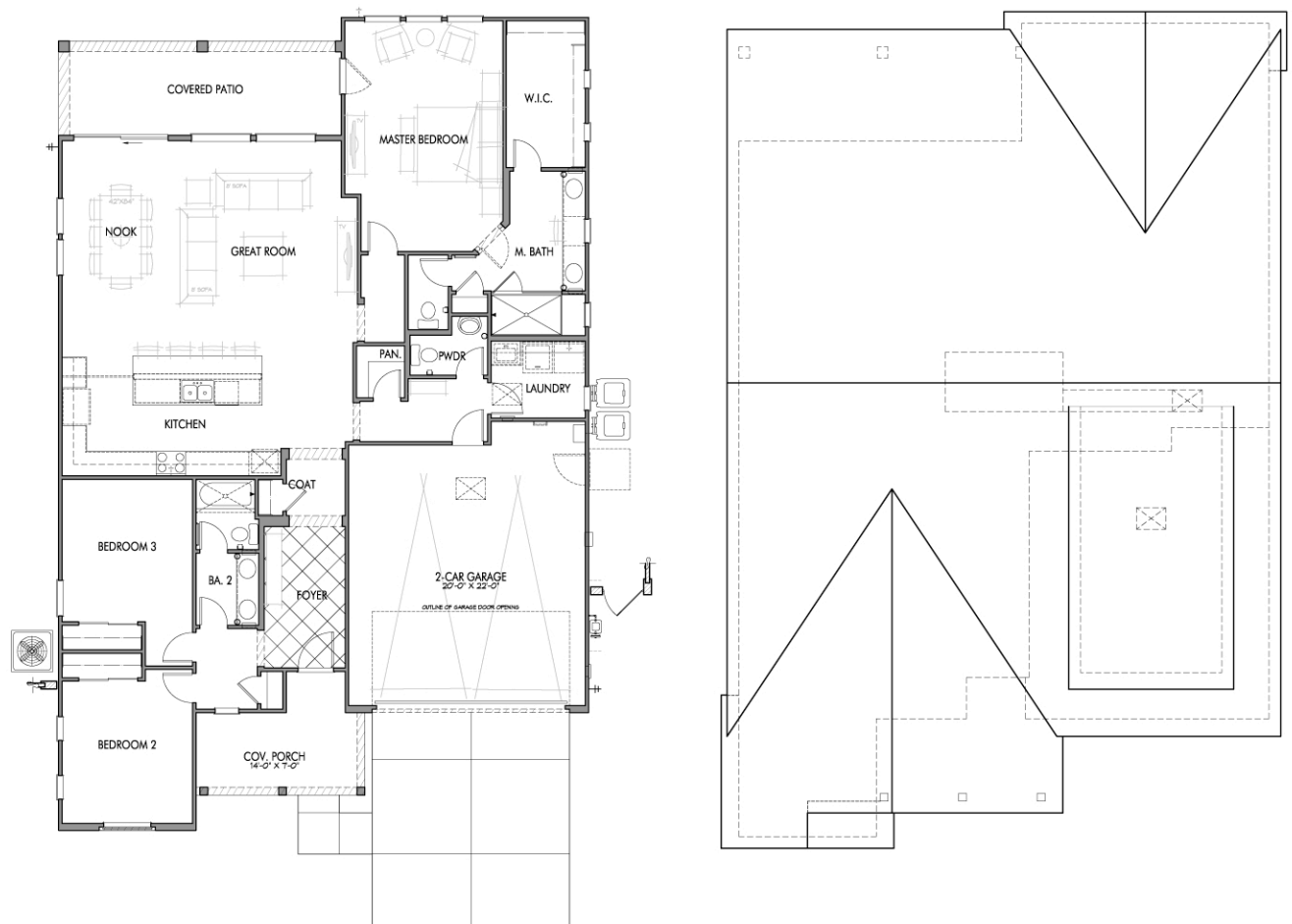
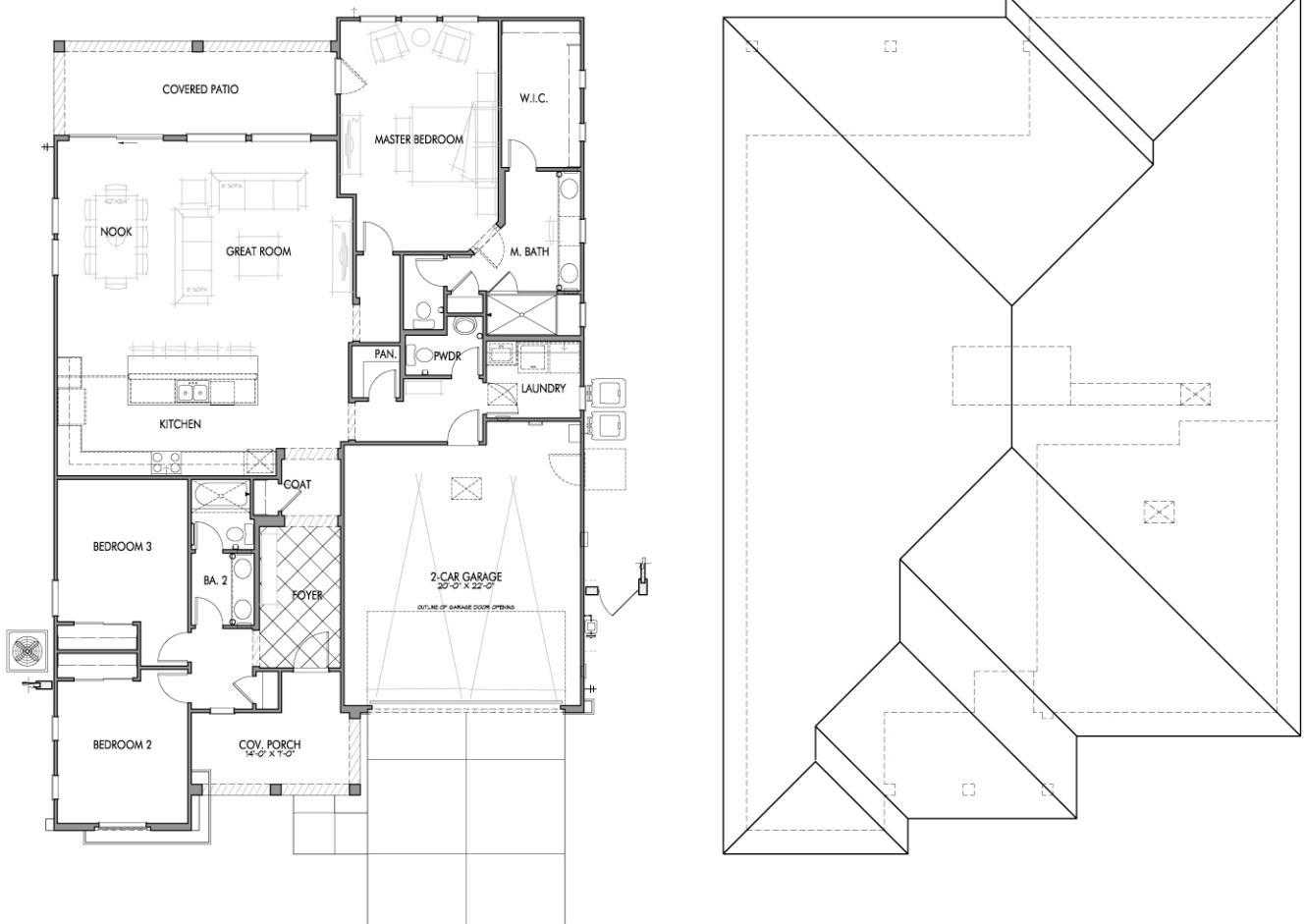
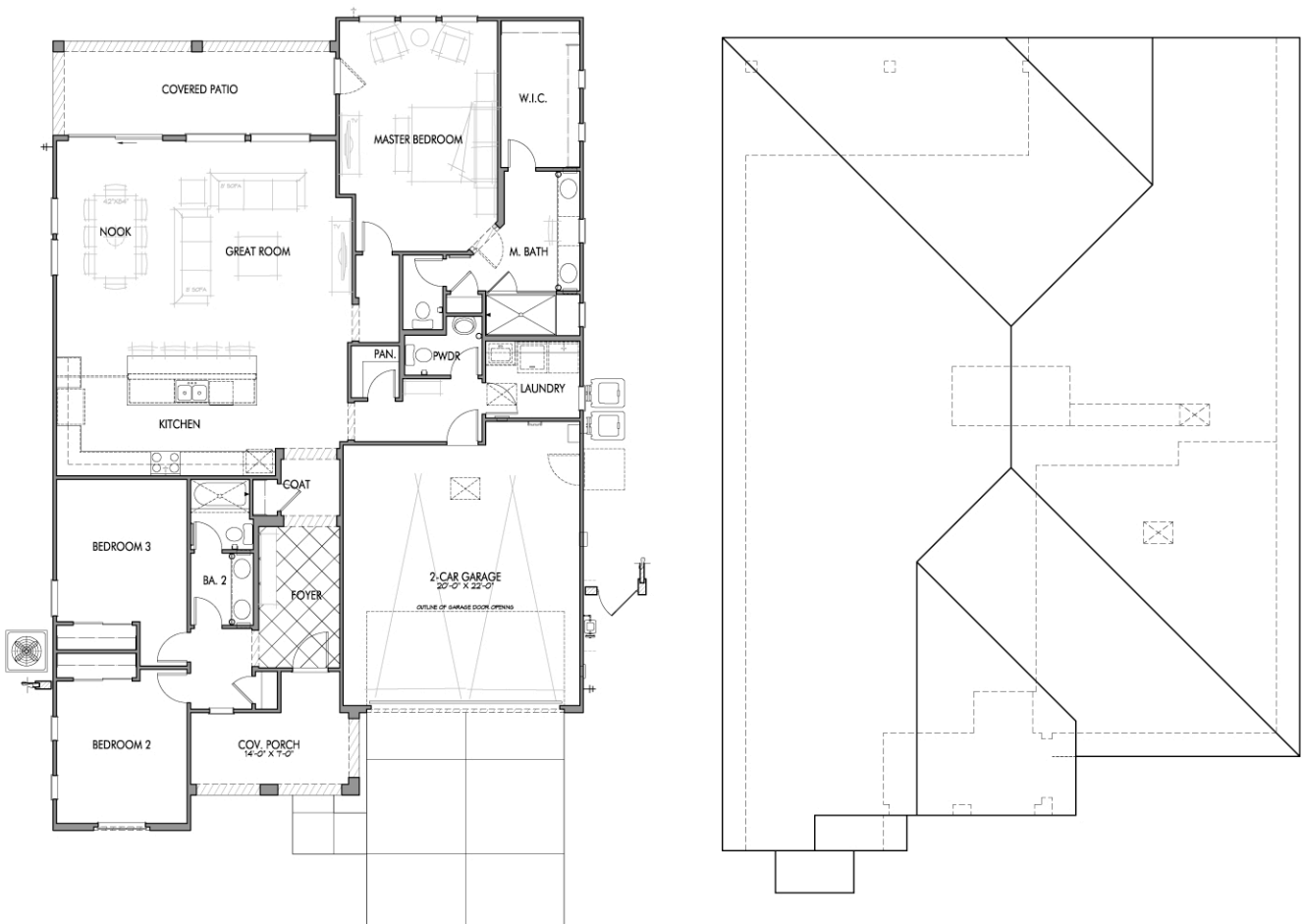


ELEVATION A
SANTA BARBARA

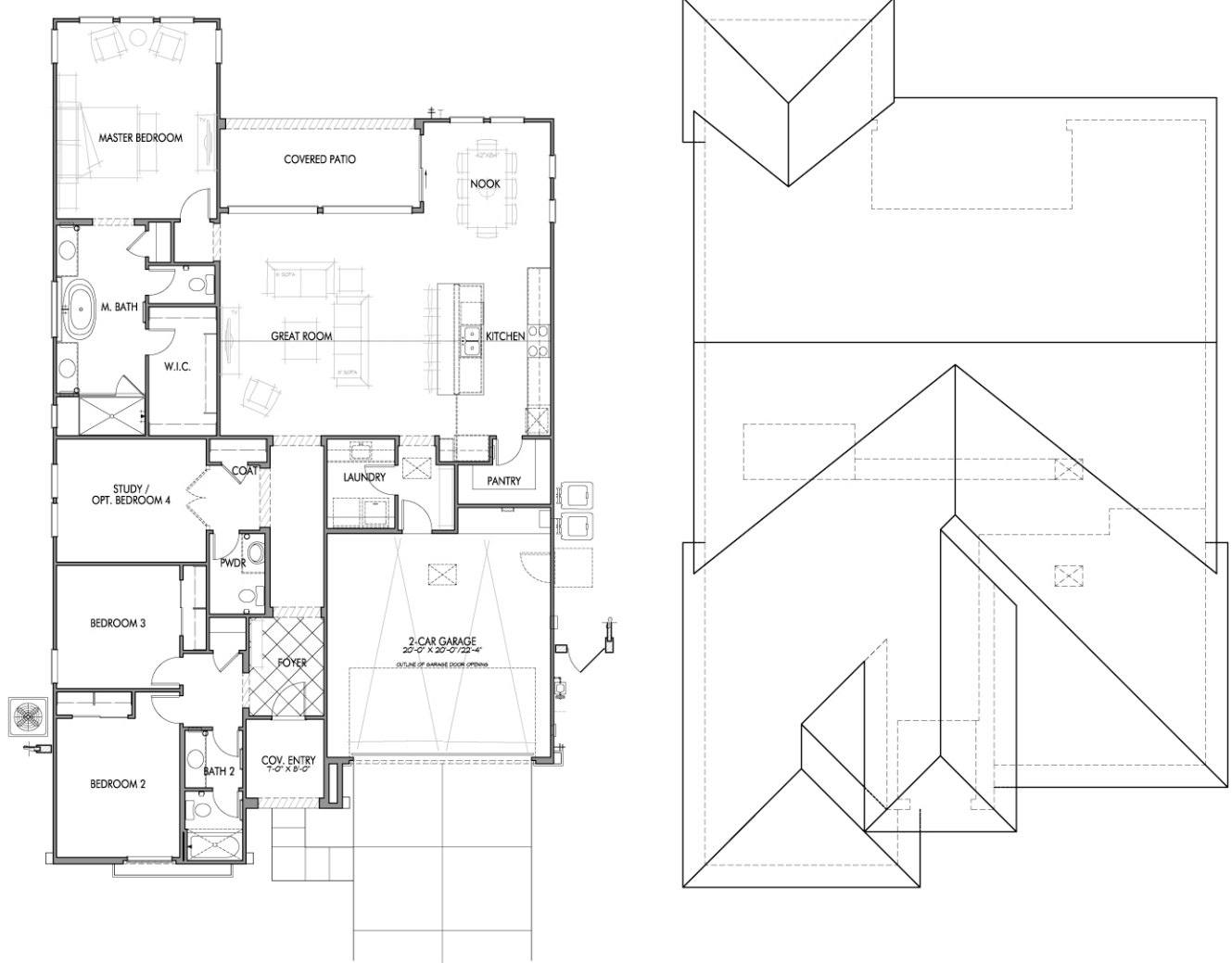
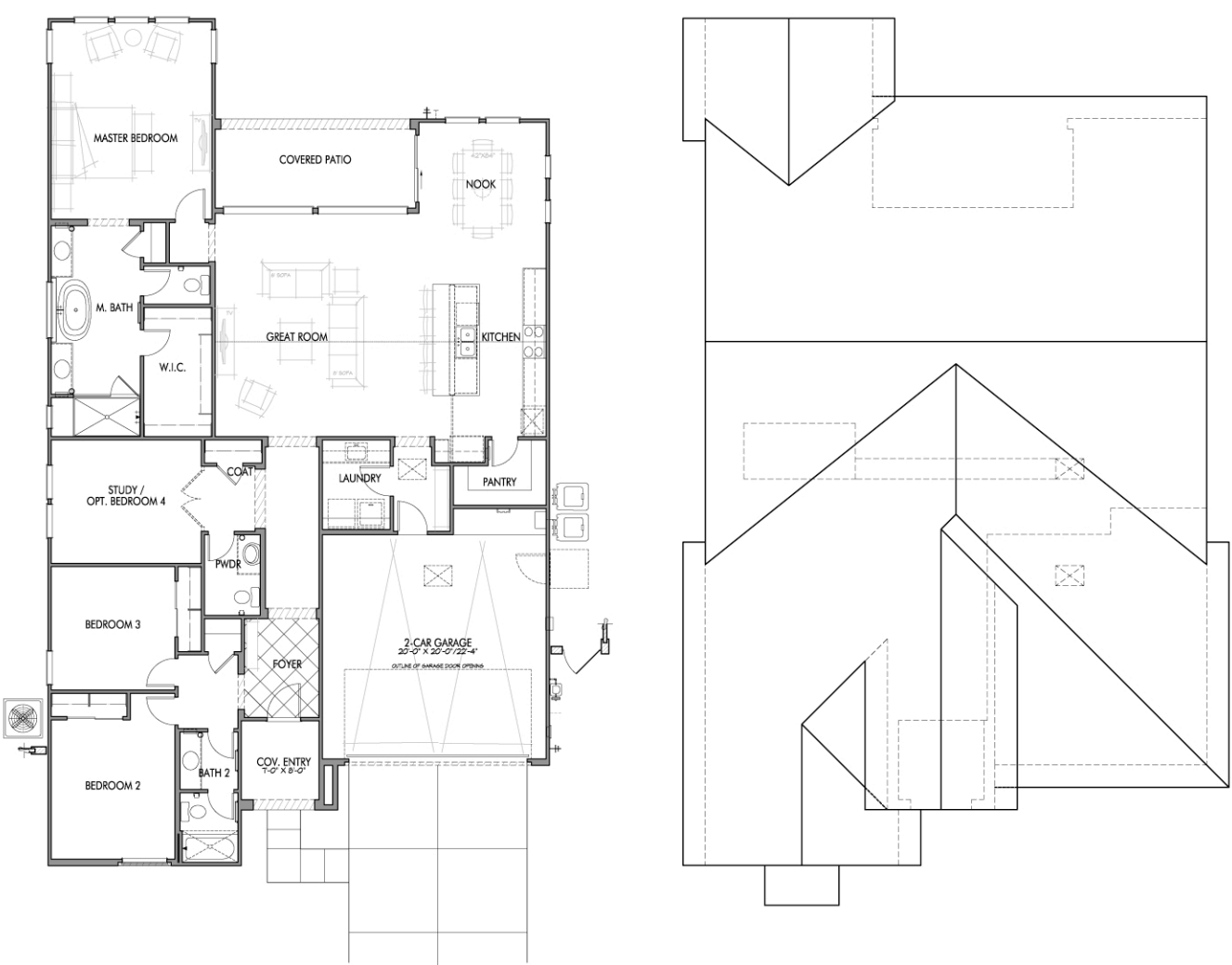
ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

4511



4512



4513

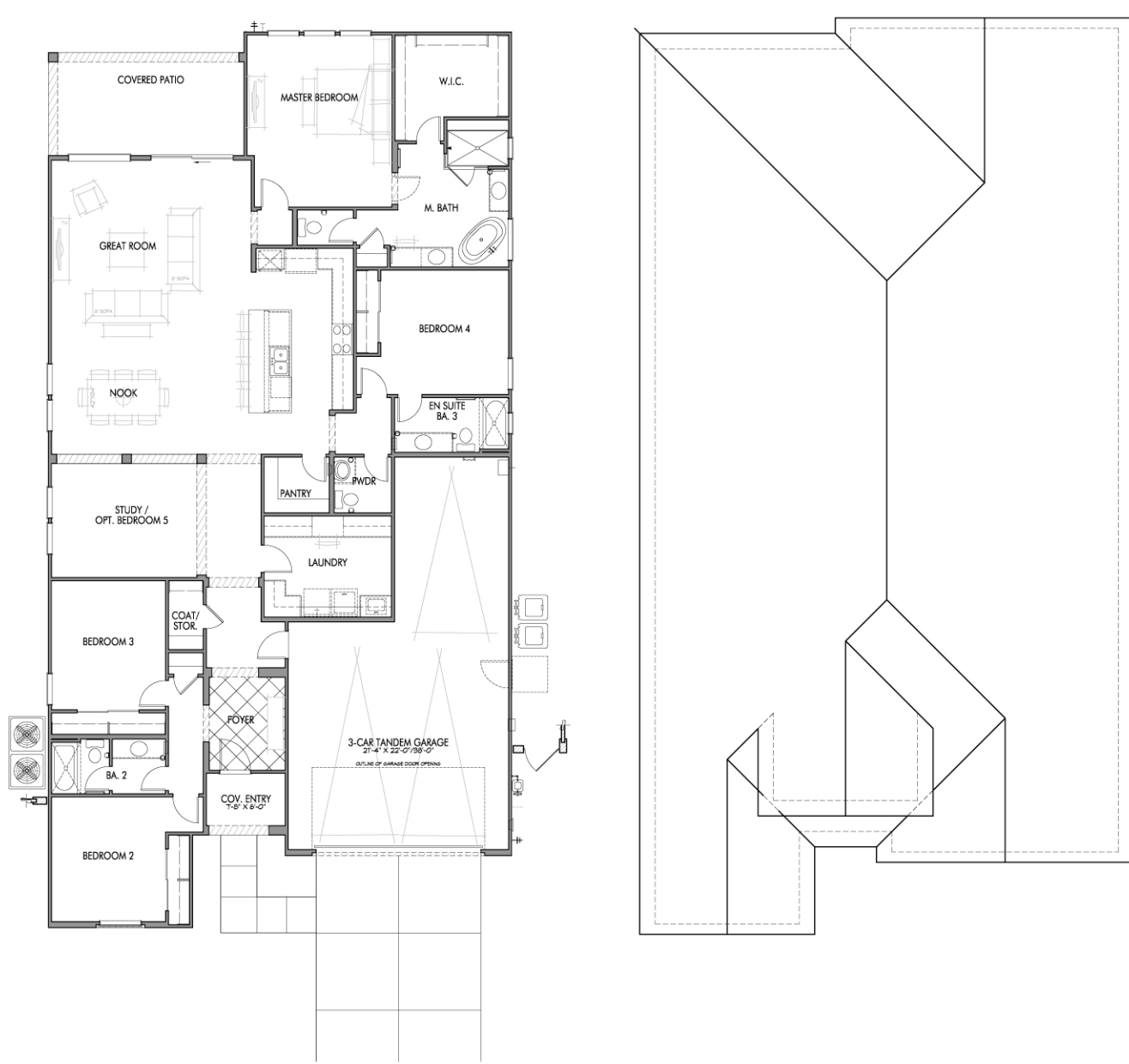
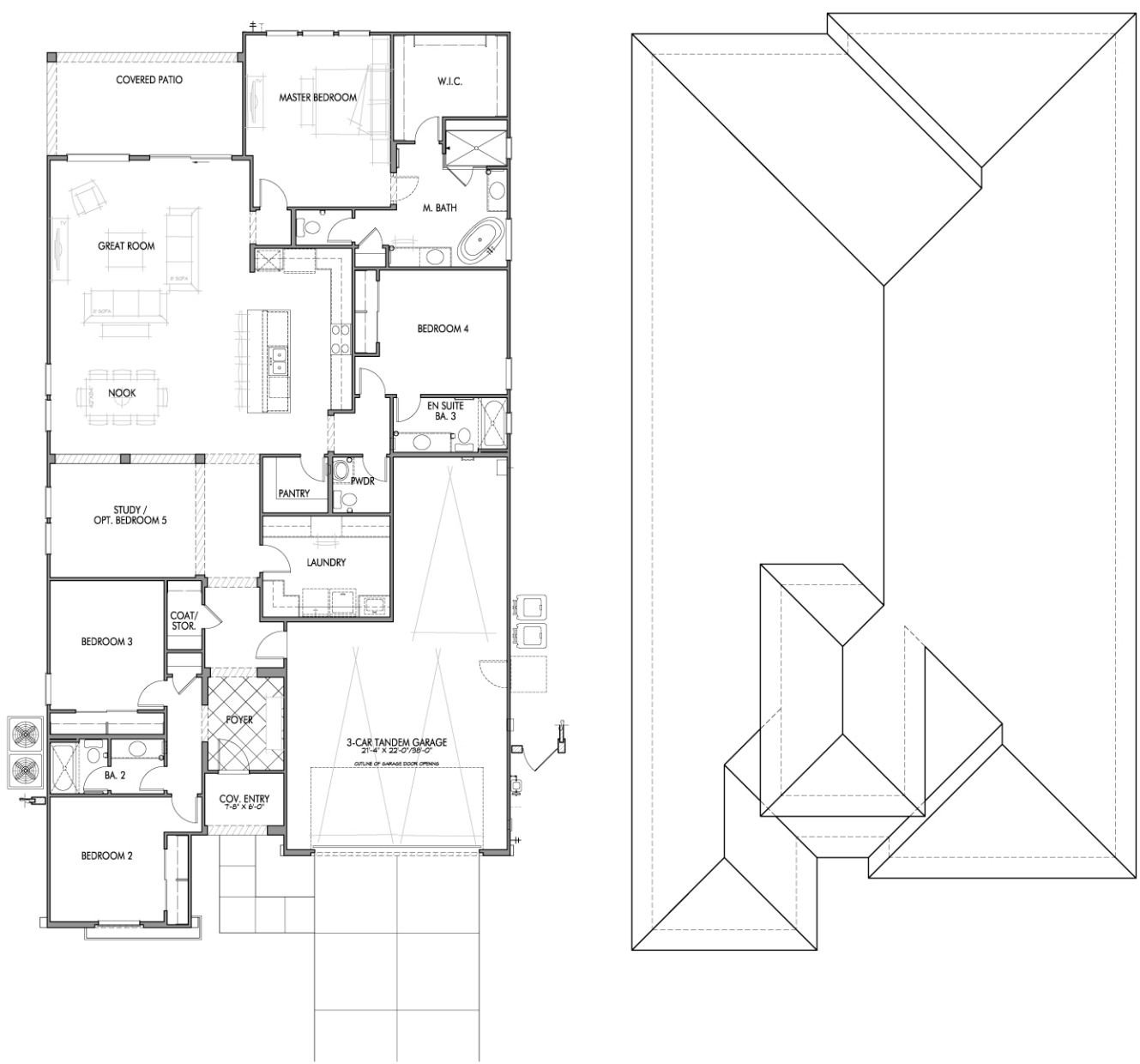
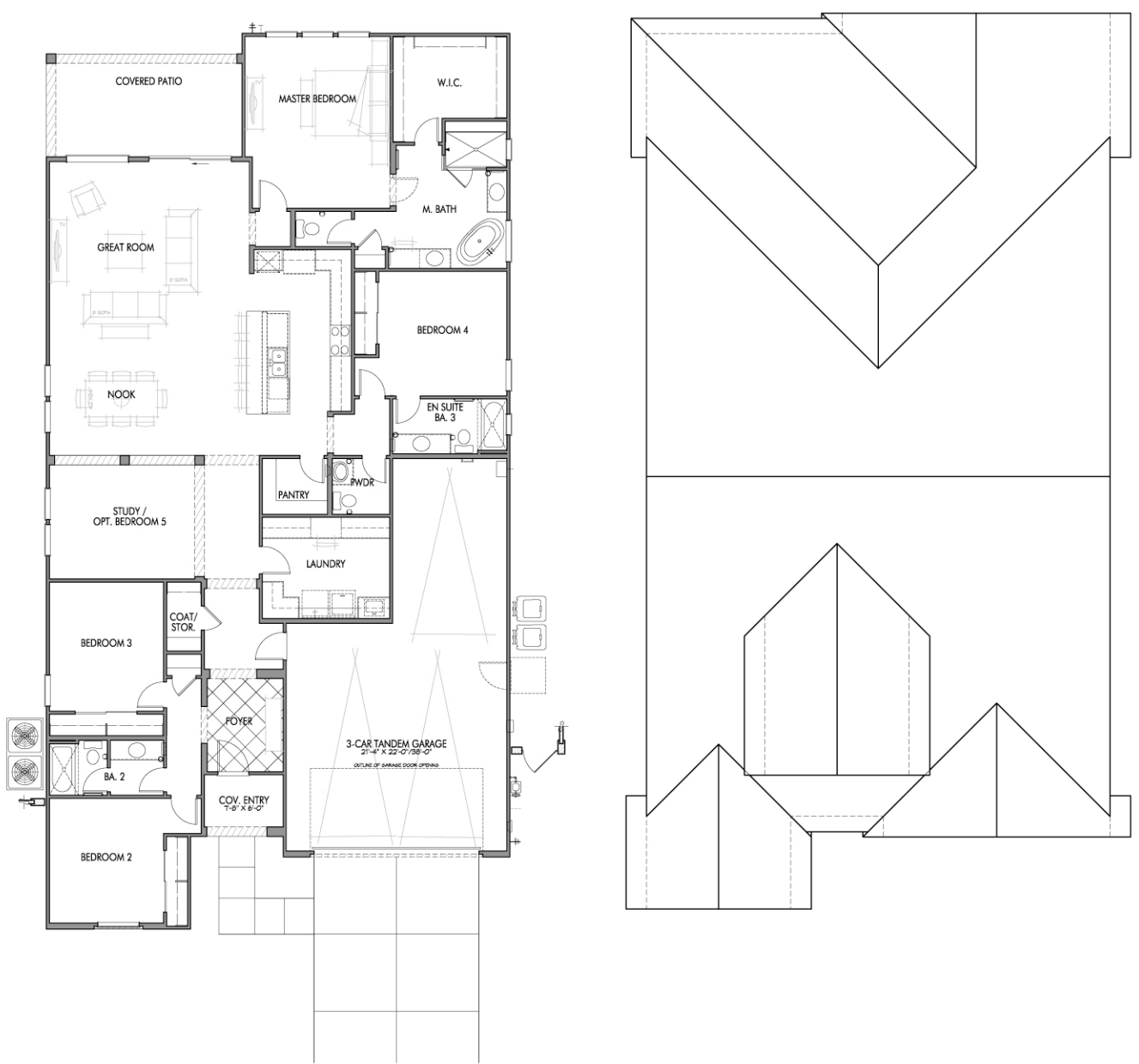
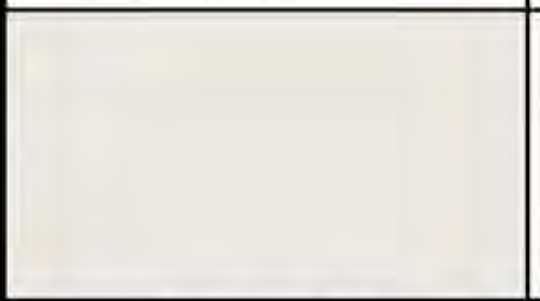
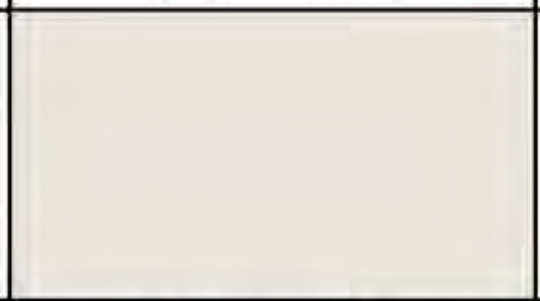
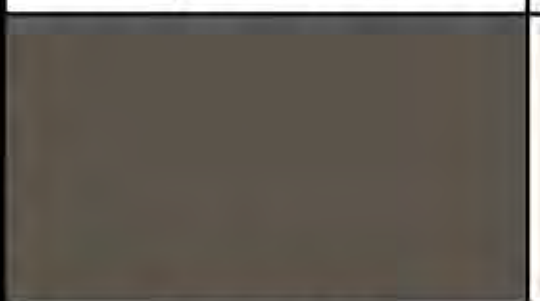
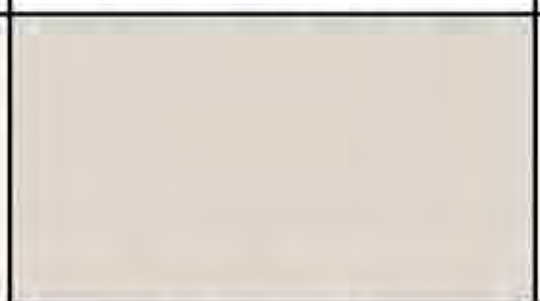
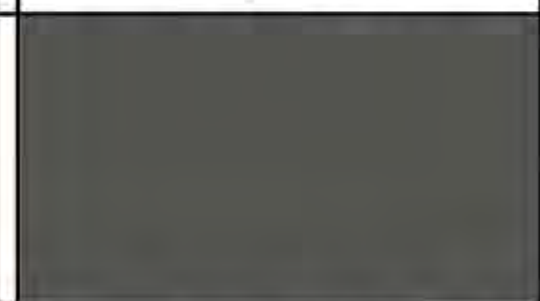
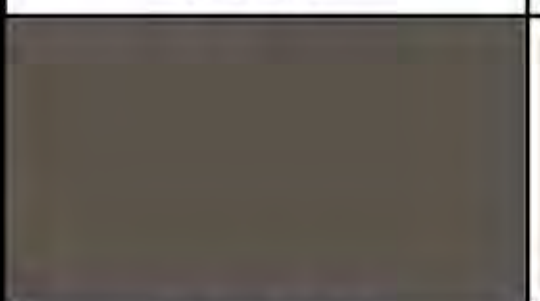
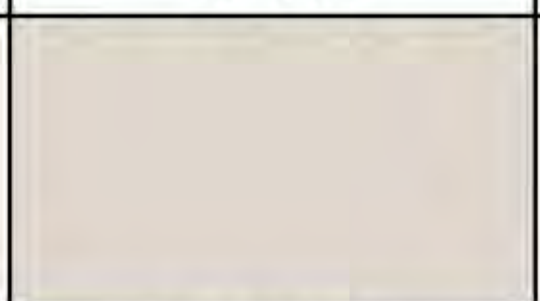
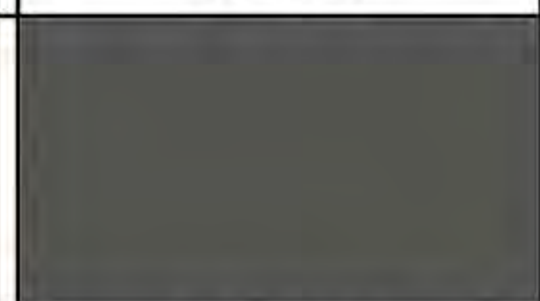
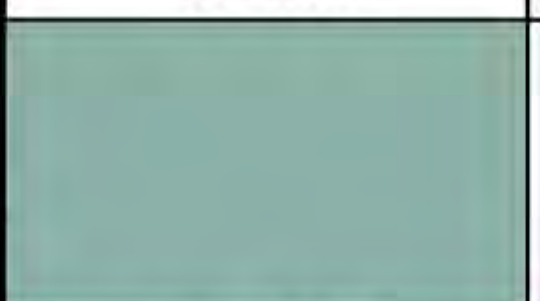
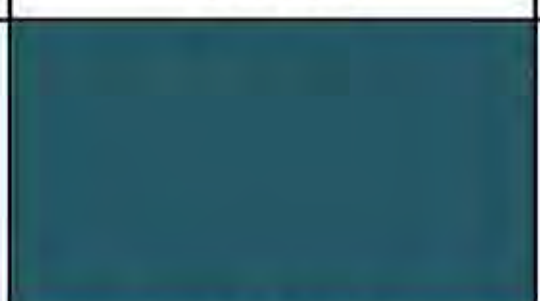
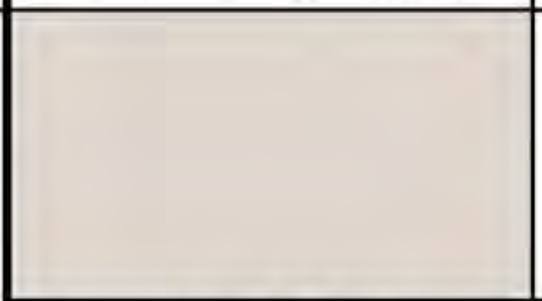
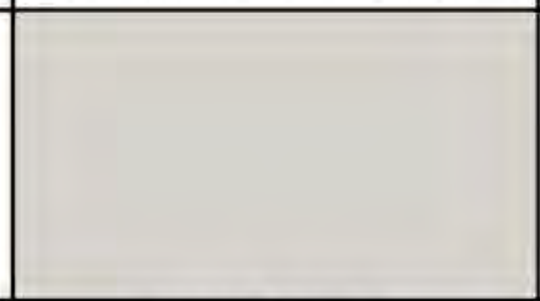
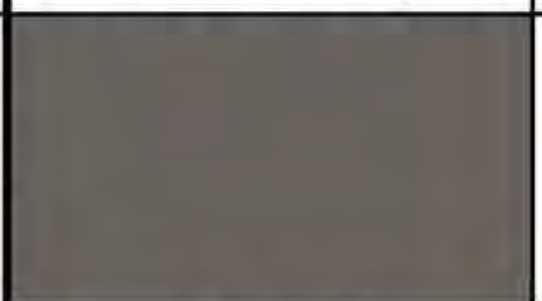
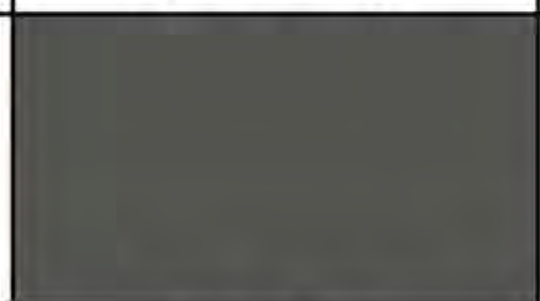
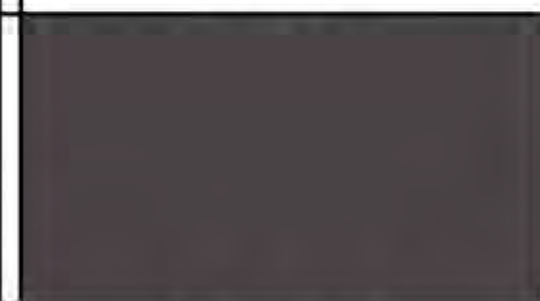
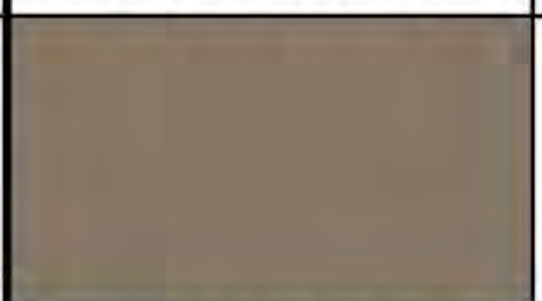
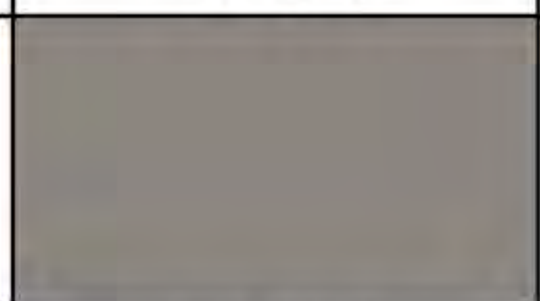
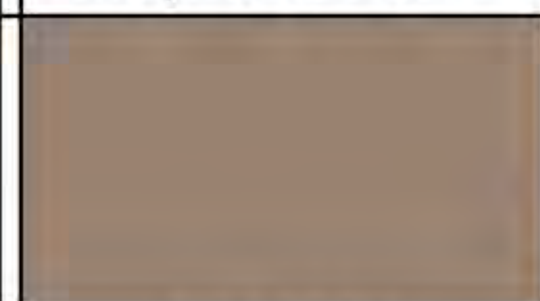
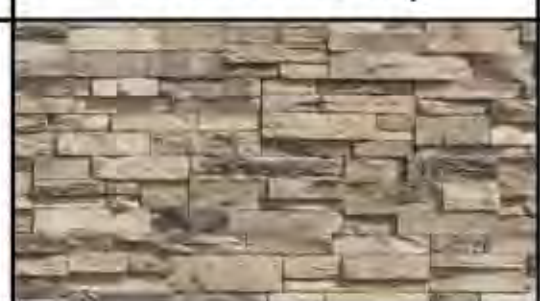
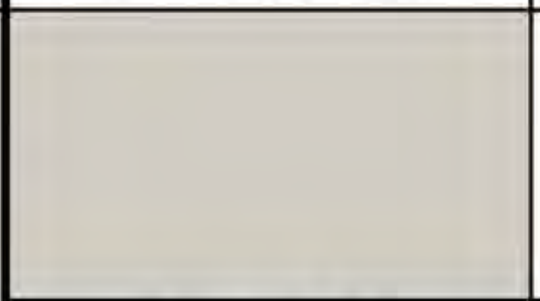
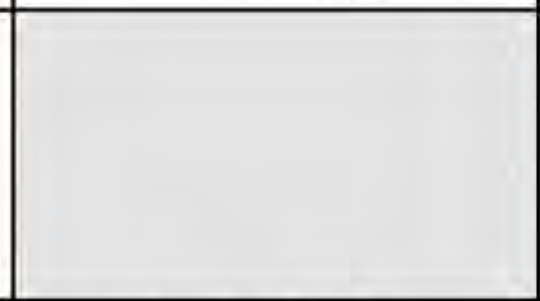
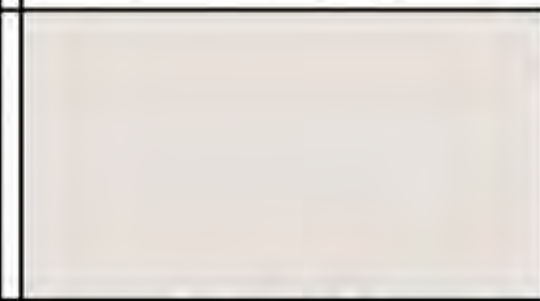
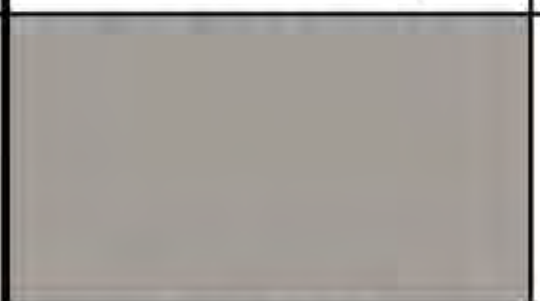
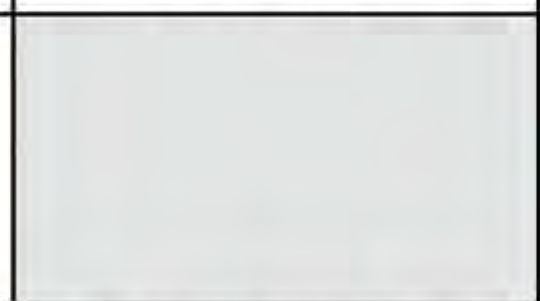
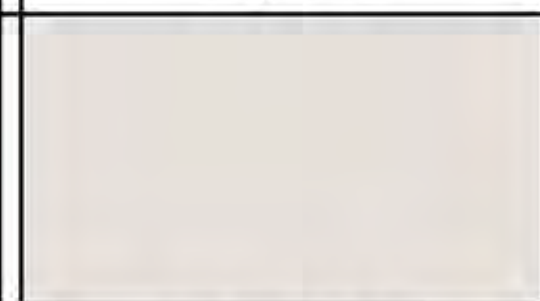
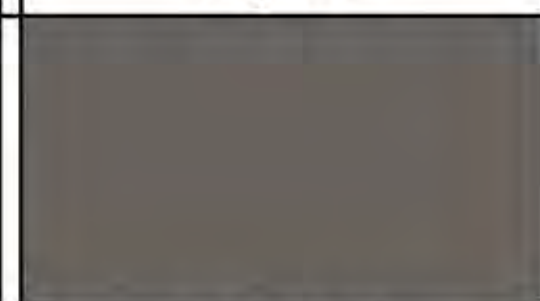
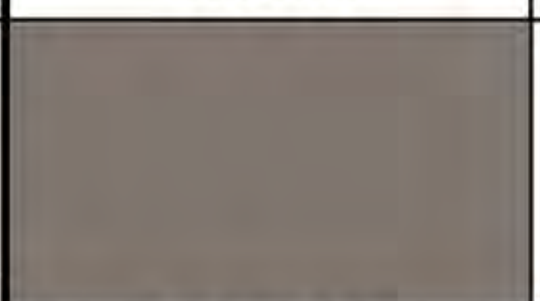


EXHIBIT 5

Santa Barbara Contemporary			
	Scheme A-1	Scheme A-2	Scheme A-3
Roof Tile: Eagle Roofing Capistrano			
	3646 Sunset Blend	3646 Sunset Blend	3646 Sunset Blend
Stucco Body			
	SW 7636 Origami White	SW 7035 Aesthetic White	SW 6378 Crisp Linen
Popout/ Recesses/ Fascia/ Trim			
	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Garage Door			
	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Entry Door			
	SW 6472 Composed	SW 6230 Rainstorm	SW 6327 Bold Brick

Desert Prairie			
	Scheme B-1	Scheme B-2	Scheme B-3
Roof Tile: Eagle Roofing Bel Air			
	4687 Brown Gray Range	4687 Brown Gray Range	4502 Arcadia Canyon Brown
Stucco Body			
	SW 7632 Modern Gray	SW 7015 Repose Gray	SW 9173 Shitake
Popout/ Recesses/ Fascia/ Trim			
	SW 7048 Urbane Bronze	SW 7069 Iron Ore	SW 9175 Deep Forest Brown
Garage Door/ Entry Door & Shutters			
	SW 7040 Smokehouse	SW 7019 Gauntlet Gray	SW 7509 Tiki Hut
Masonry (Creative Mines)			
	Chop Ledge Sea Pearl	Chop Ledge Sea Pearl	Chop Ledge Sea Pearl

Modern Farmhouse			
	Scheme D-1	Scheme D-2	Scheme D-3
Roof Tile: Eagle Roofing Bel Air			
	49595 Dark Charcoal	49595 Dark Charcoal	49595 Dark Charcoal
Stucco Body			
	SW 7641 Colonade Gray	SW 7070 Site White	SW 7631 City Loft
Siding Body			
	SW 7018 Dovetail	SW 7070 Site White	SW 7631 City Loft
Popout/ Recesses/ Fascia/ Trim			
	SW 7048 Nuance	SW 7069 Iron Ore	SW 7048 Urbane Bronze
Garage Door/ Entry Door & Shutters			
	SW 7047 Porpoise	SW 7064 Passive	SW 7019 Gauntlet Gray
Thin Brick (General Shale)			
	Peppermill	Peppermill	Peppermill
Grout: OBP	Gray	Gray	Gray

PROJECT NOTES

* TRIM: INCLUDES ANY WOOD FASCIA, TAILS, OR BRACES, OVERHANG, CORBELS. ALL HEADERS, SILLS, SURROUNDS & RECESSES AT ALL WINDOWS, DOORS AND GARAGES.
ALSO INCLUDES POP-OUT CAPS ON STONE AND BRICK VENEER.
ALL WINDOWS TO BE WHITE
BRICK INSTALLATION: BRICK SHOULD BE INSTALLED WITH RELATIVELY TIGHT AND SLIGHTLY RECESSED JOINTS. ALLOW GROUT TO SET UP SLIGHTLY, THEN WIPED WITH A WET SPONGE TO EXPOSE THE SAND. BEING CAREFUL TO STAY IN GROUT LINE AND NOT OBSCURE THE BRICK FACES WITH GROUT.
STONE INSTALLATION: STONE TO BE SET TIGHT, JOINTS TO BE RECESSED, WITH GROUT ALLOWED TO SETUP SLIGHTLY THEN SPONGED TO REVEAL SAND.
O'HAGIN ROOF VENTS: PAINT TO MATCH DEEPER EDGE OF ROOF BLEND
SHAKE ROOF TILE SHOULD BE DETAILED WITHOUT THE USE OF GABLE-END PIECES.
COLORS ARE SHERWIN WILLIAMS, PER CLIENT'S DESIGNATION.

VINEYARD PARK

EXHIBIT 6



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE SETBACK LINE
- SIGHT VISIBILITY LINE
- 84 EXISTING CONTOUR LINE
- 84 PROPOSED CONTOUR LINE
- FIRE HYDRANT SEE CIVIL ENG. PLANS

KEYED NOTES

- X.X EXISTING**
- X.1 EXISTING SIDEWALK AND CURB, DO NOT DISTURB
 - X.2 EXISTING WALL, DO NOT DISTURB
- C.X CIVIL**
- C.1 CONCRETE CURB, SEE CIVIL PLANS
 - C.2 CONCRETE SIDEWALK, SEE CIVIL PLANS
 - C.3 RAMP, SEE CIVIL PLANS
 - C.4 UTILITIES, SEE CIVIL PLANS
 - C.5 FIRE HYDRANT, SEE CIVIL PLANS
 - C.6 SCUPPER, SEE CIVIL PLANS
 - C.7 BUBBLE UP BOX & DRYWELL, SEE CIVIL PLANS
 - C.8 STORM DRAIN PIPE, SEE CIVIL PLANS
- L.X LANDSCAPE**
- L.1 30' x 30' SVTE
- W.X WALLS / MONUMENTS**
- W.1 ENTRY MONUMENT, SEE DETAIL 1/L3
- SE.X SITE EQUIPMENT**
- SE.1 6'-0" LONG BENCH WITH BACK

WALL LEGEND

- THEME WALL**
INDICATES COLUMN & ACCENT TRELLIS LOCATION
- RETAINING WALL INDEPENDENT**
SEE CIVIL PLANS FOR HEIGHTS
- RETAINING WALL**
EXTENSION OF WALL ABOVE
SEE CIVIL PLANS FOR HEIGHTS

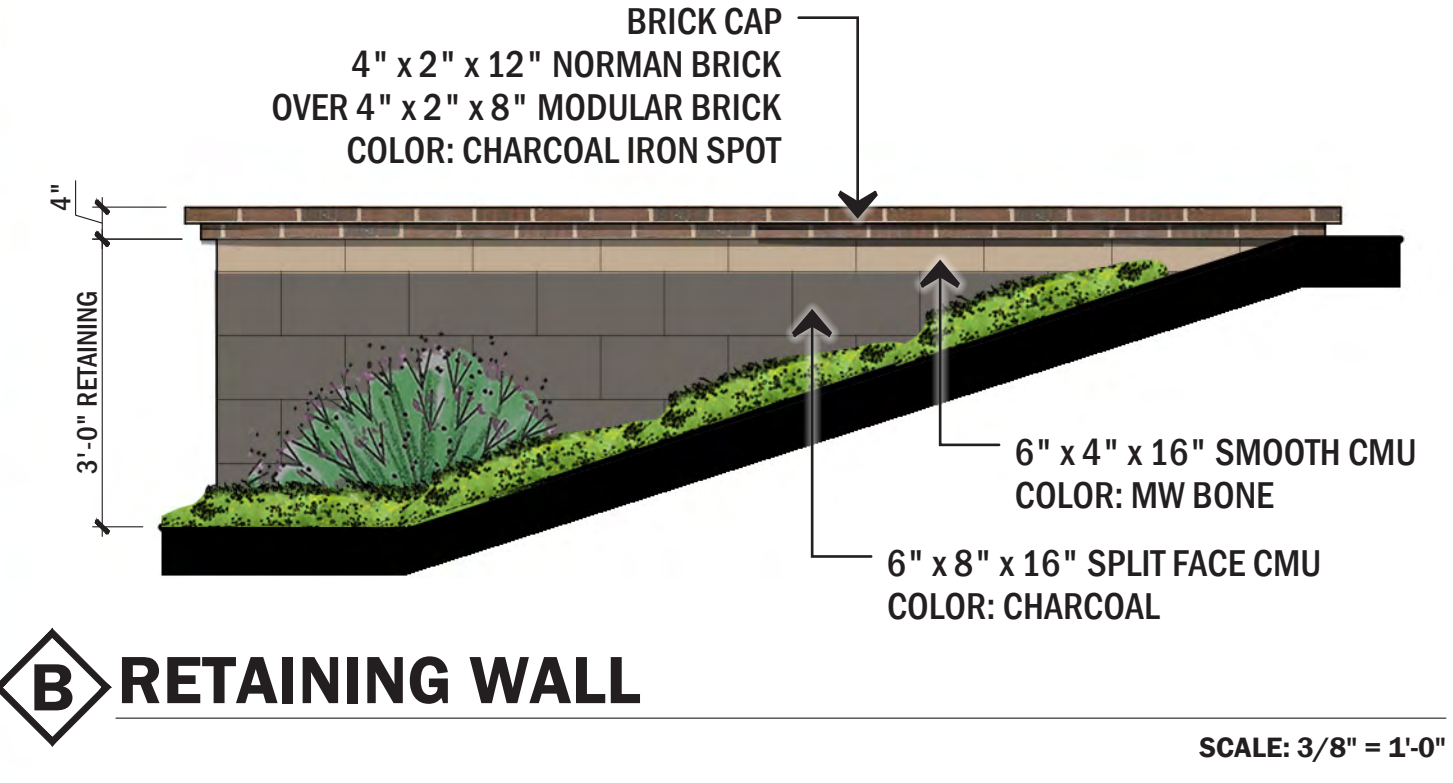
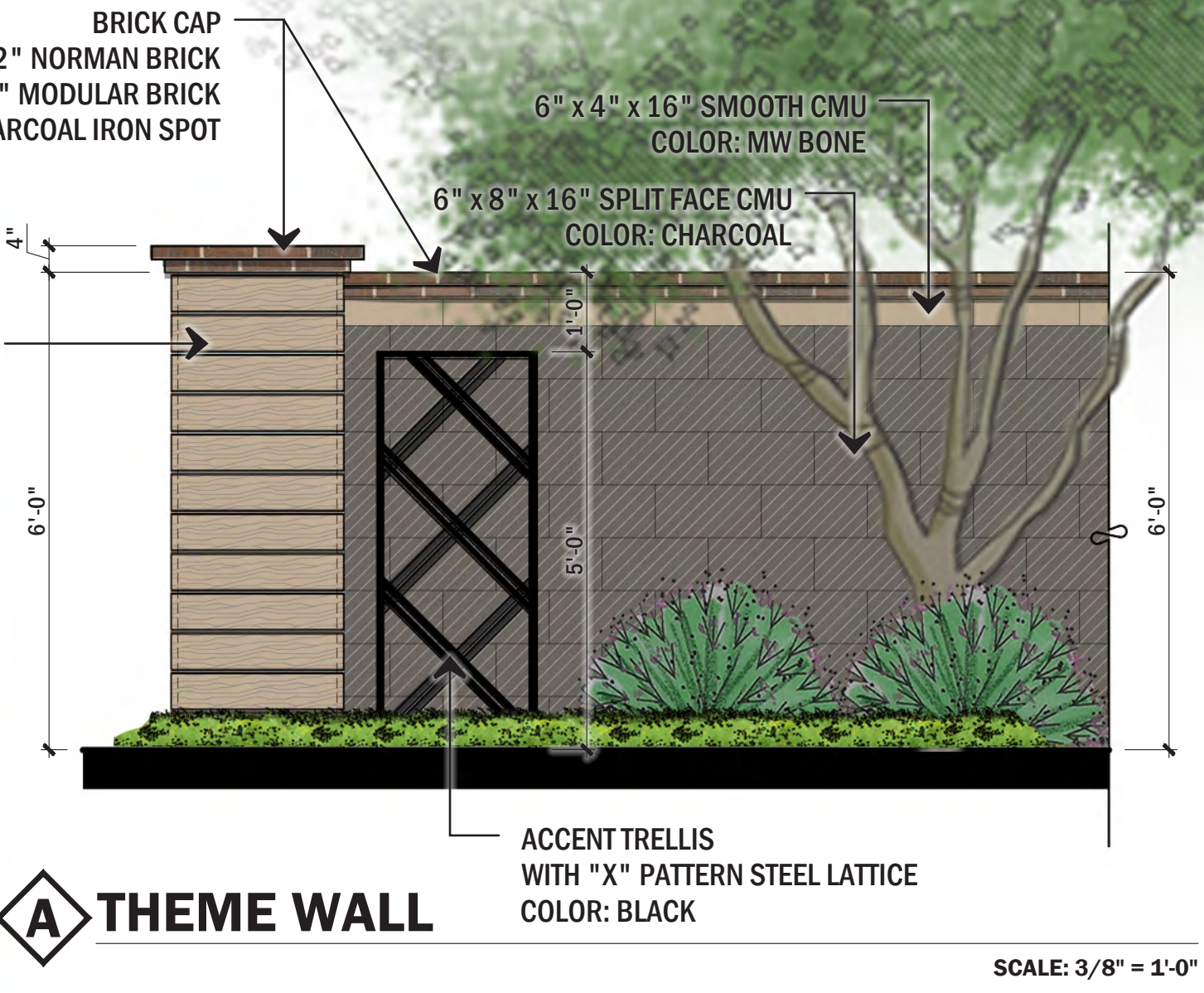


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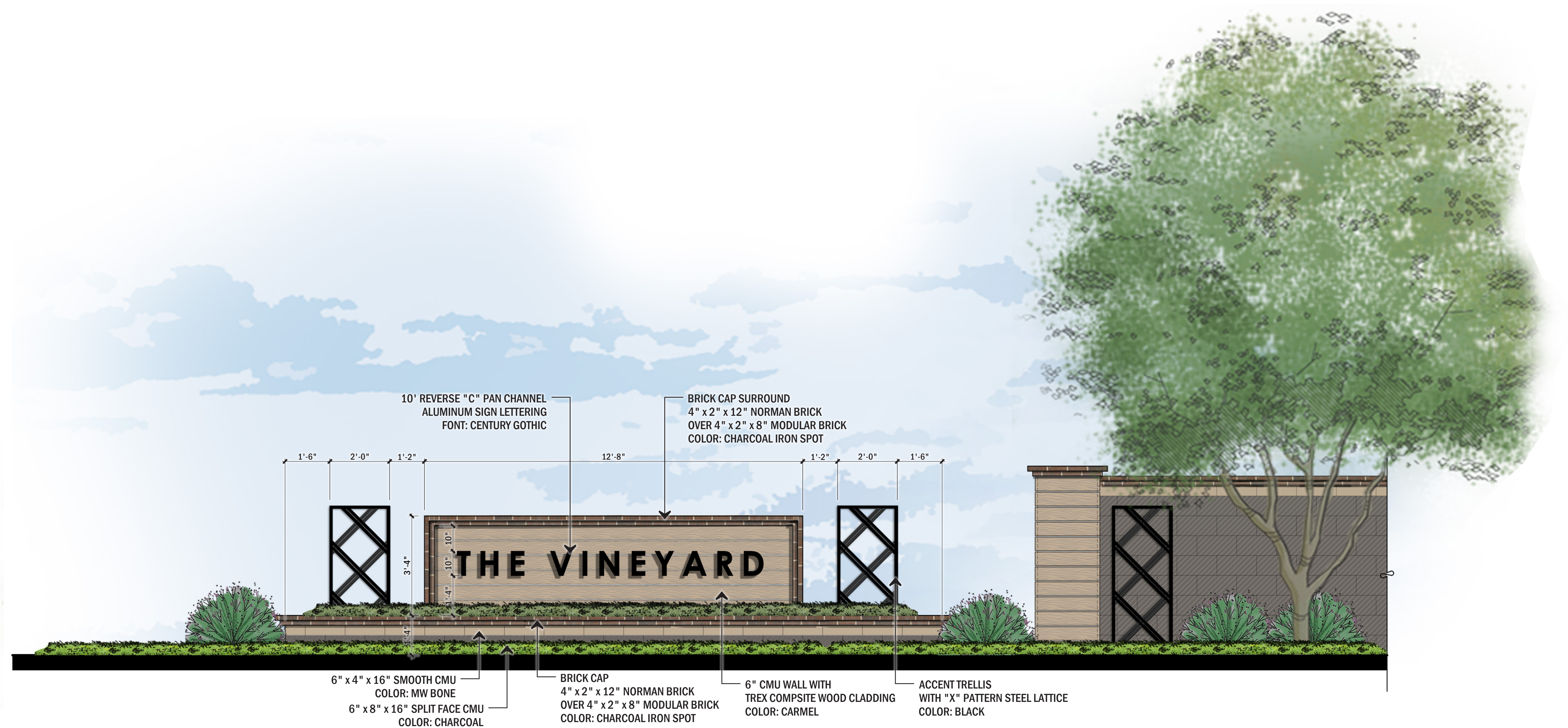
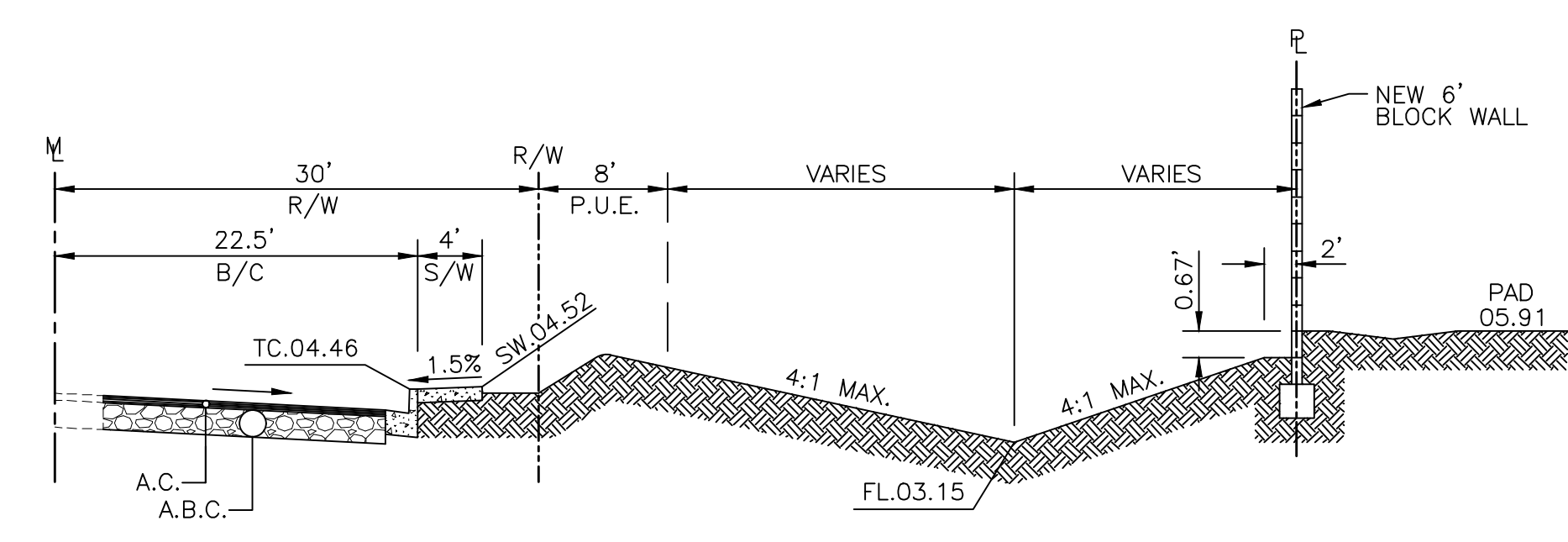
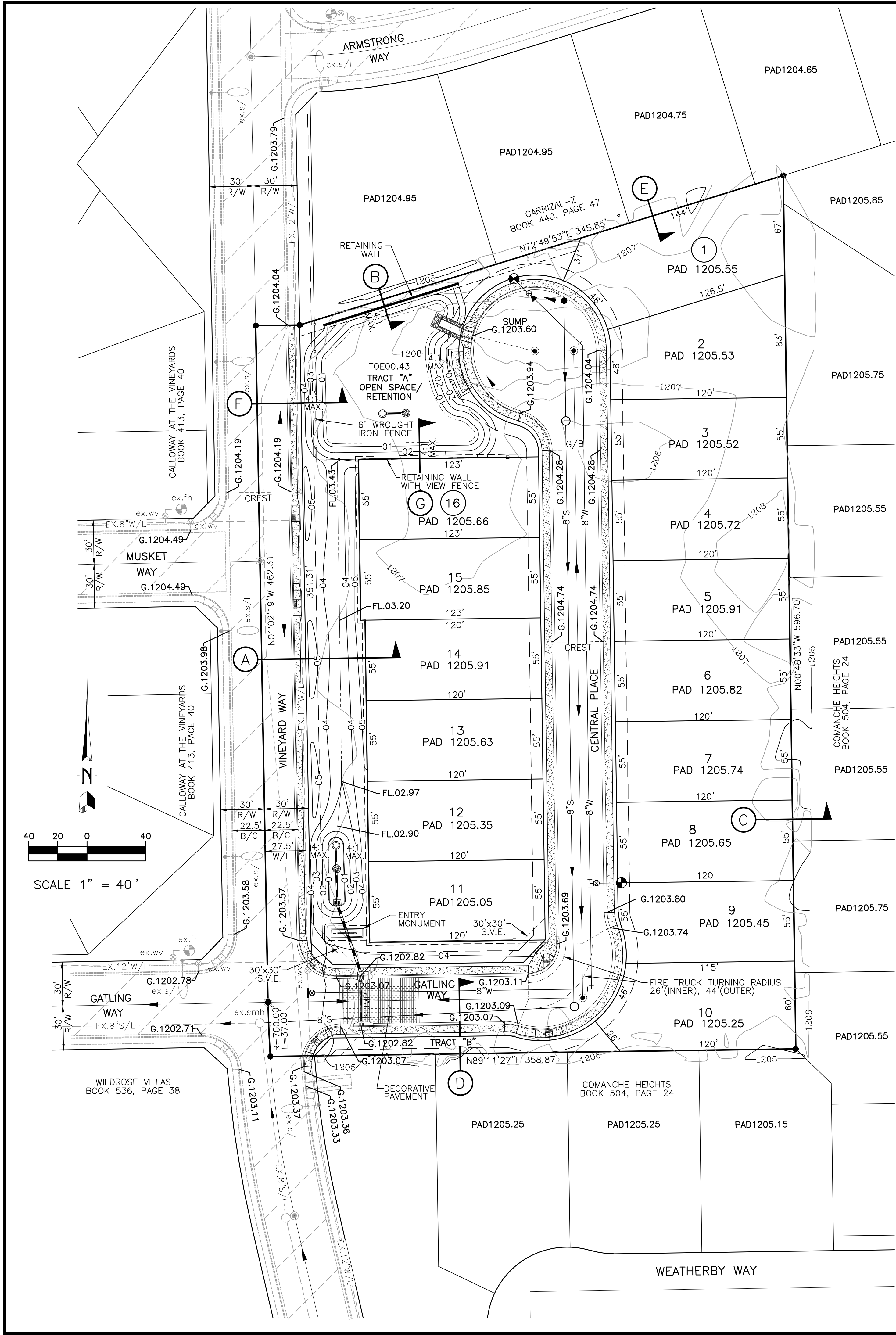
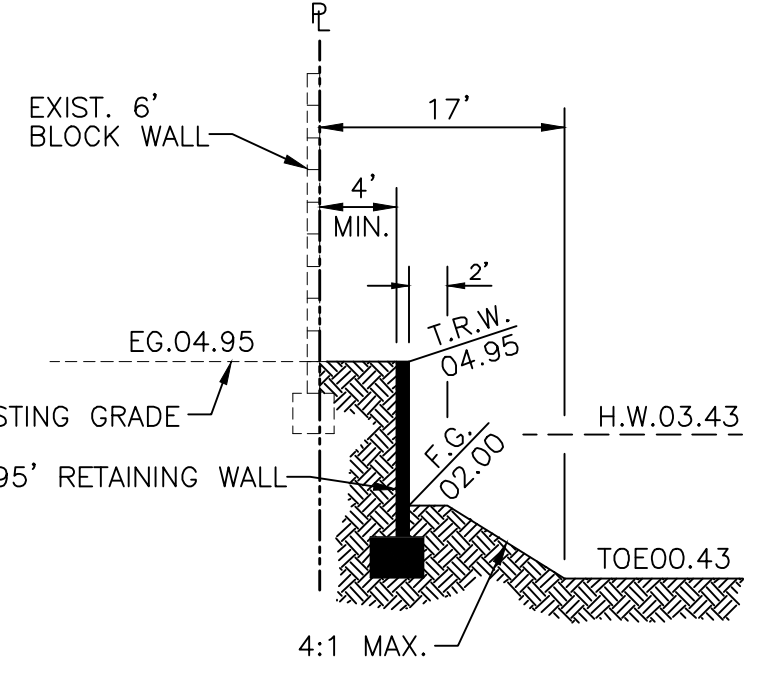


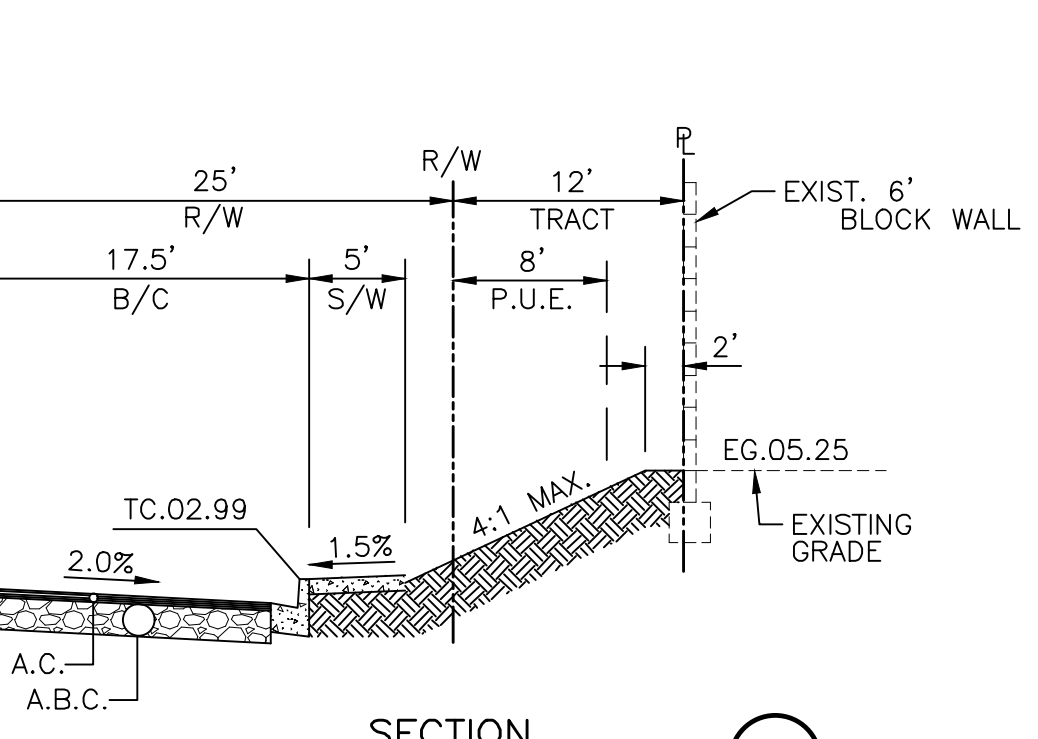
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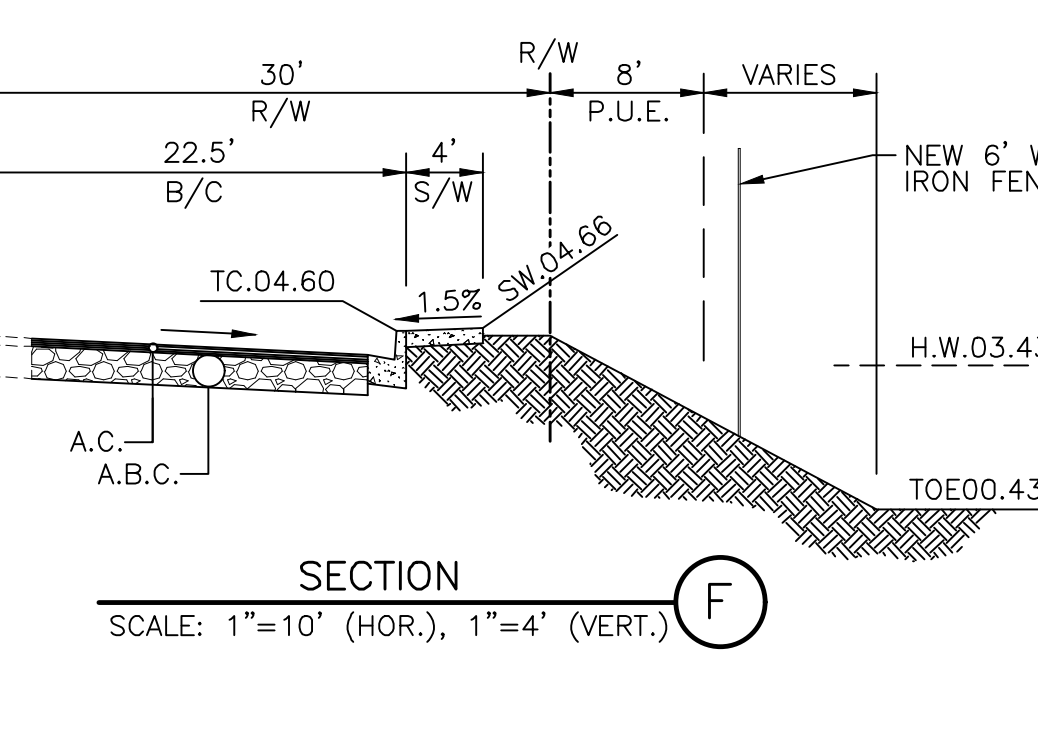
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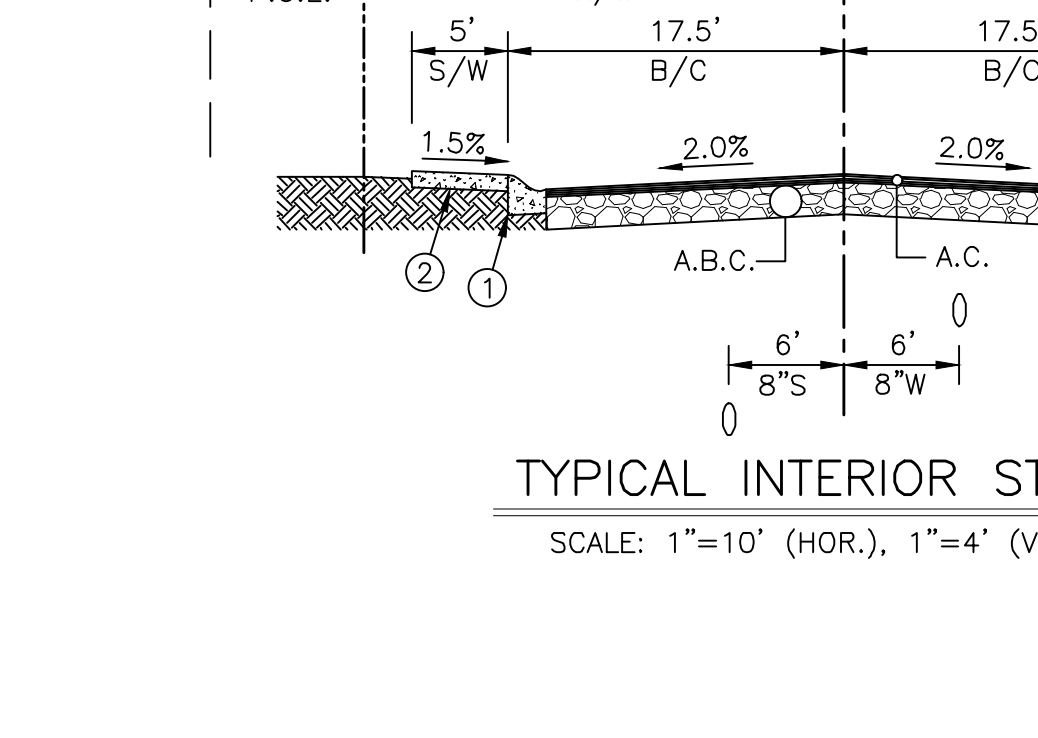
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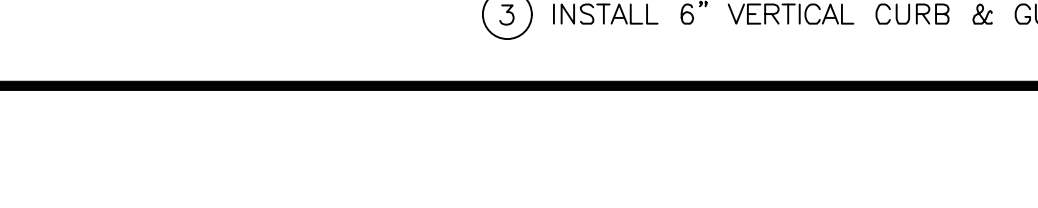
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SECTION D
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SECTION E
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SECTION F
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION G
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION H
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION I
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION J
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION K
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION L
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION M
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION N
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION O
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION P
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SECTION Q
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION R
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SECTION S
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SECTION T
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SECTION U
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SECTION V
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SECTION W
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SECTION X
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SECTION Y
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SECTION Z
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION AA
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION AB
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SECTION AC
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SECTION AD
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SECTION AE
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SECTION AF
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SECTION AG
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SECTION AH
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SECTION AI
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION AJ
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SECTION AK
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SECTION AL
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION AM
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SECTION AN
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION AO
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION AP
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SECTION AQ
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SECTION AR
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SECTION AS
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SECTION AT
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SECTION AU
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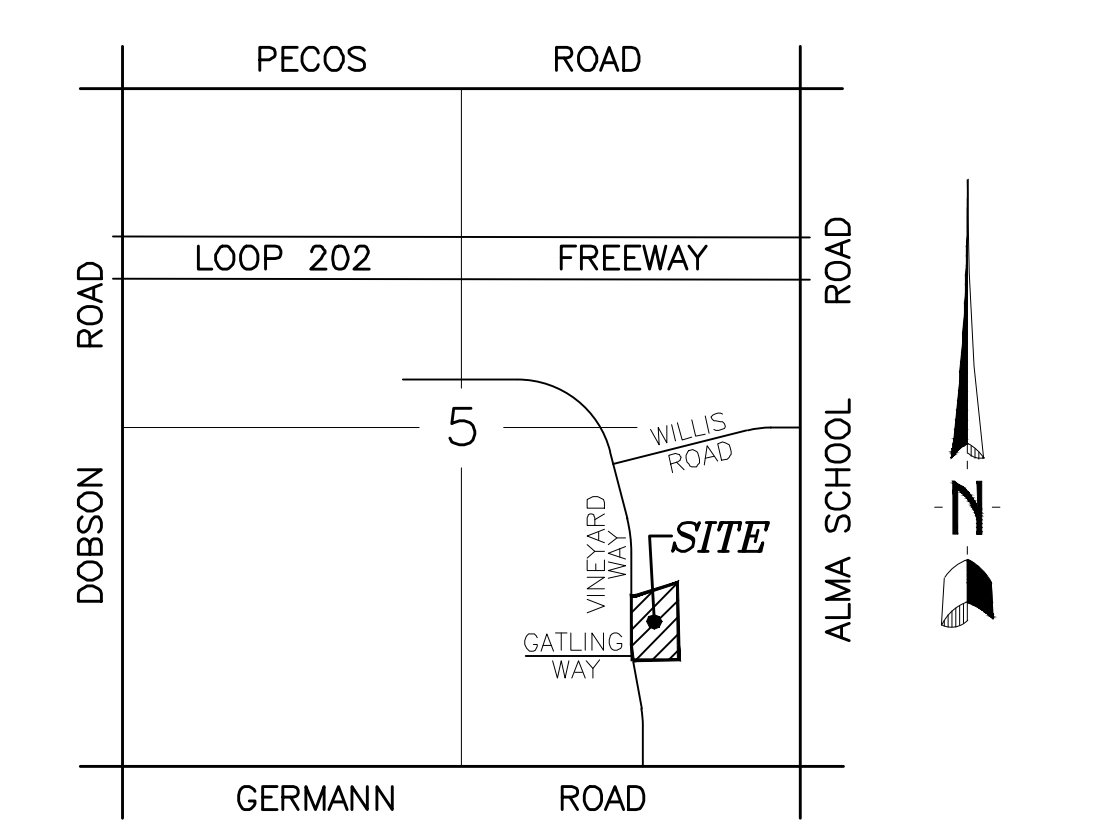
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SECTION AX
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SECTION AY
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

SECTION AZ
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)



VICINITY MAP
SECTION 5, T. 2 S., R. 5 E.

LOCATION
LATITUDE: NAD83(1992): 33.2791N
LONGITUDE: NAD83(1992): 111.8627W

BENCH MARK (CMCN# 39A)
SECTION 5, T2S, R5E, 3" BRASS CAP IN CONCRETE 200' NORTH OF INTERSECTION OF GERMANN ROAD AND ALMA SCHOOL ROAD: 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL ROAD. (NORTHING, 828448.394, EASTING, 717765.451) NAVD 88 ELEVATION 1209.15

UTILITIES AND SERVICES
WATER SERVICE BY THE CITY OF CHANDLER
SEWER SERVICE BY THE CITY OF CHANDLER
ELECTRIC SERVICE BY SALT RIVER PROJECT
TELEPHONE SERVICE BY CENTURYLINK
GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY CITY OF CHANDLER

SITE SUMMARY
GROSS ACRES: 4.5068 AC. 196,317 S.F.
NET ACRES: 4.1329 AC. 181,338 S.F.
TOTAL LOTS: 16
EXISTING ZONING: PAD
PROPOSED ZONING: PAD

LEGEND
B.C.H. BRASS CAP IN HAND HOLE
B.S.L. BUILDING SETBACK LINE
R/W RIGHT OF WAY
B/C BACK OF CURB
S/L SEWER LINE
W/L WATER LINE
W.V. WATER VALVE
W.M. WATER METER
F.H. FIRE HYDRANT
B.F.P. BACK FLOW PREVENTER
IRR. IRRIGATION
S.M.H. SEWER MANHOLE
I.M.H. IRRIGATION MANHOLE
T.M.H. TELEPHONE MANHOLE
C.M.H. CABLE MANHOLE

INDICATES A CORNER OF SITE
C CABLE LINE
E ELECTRIC LINE
T TELEPHONE LINE
S.L. STREET LIGHT
T.J.B. TELEPHONE JUNCTION BOX
S.V.E. SIGHT VISIBILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
ELEC. ELECTRIC BOX
P.P. POWER POLE
FIRE HYDRANT
SEWER MANHOLE
WATER VALVE
CABLE MANHOLE
TELEPHONE MANHOLE
STREET DRAINAGE DIRECTION

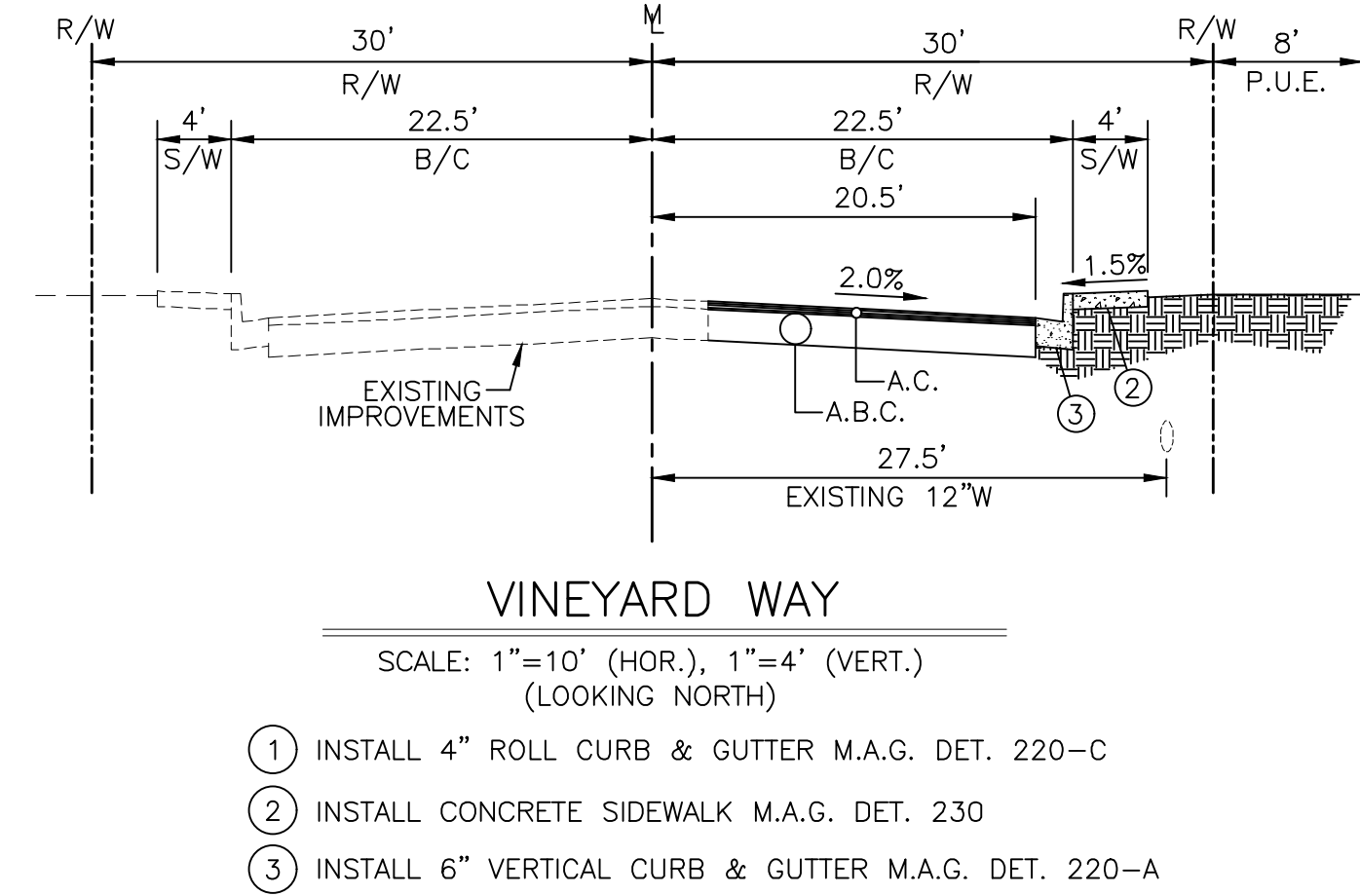
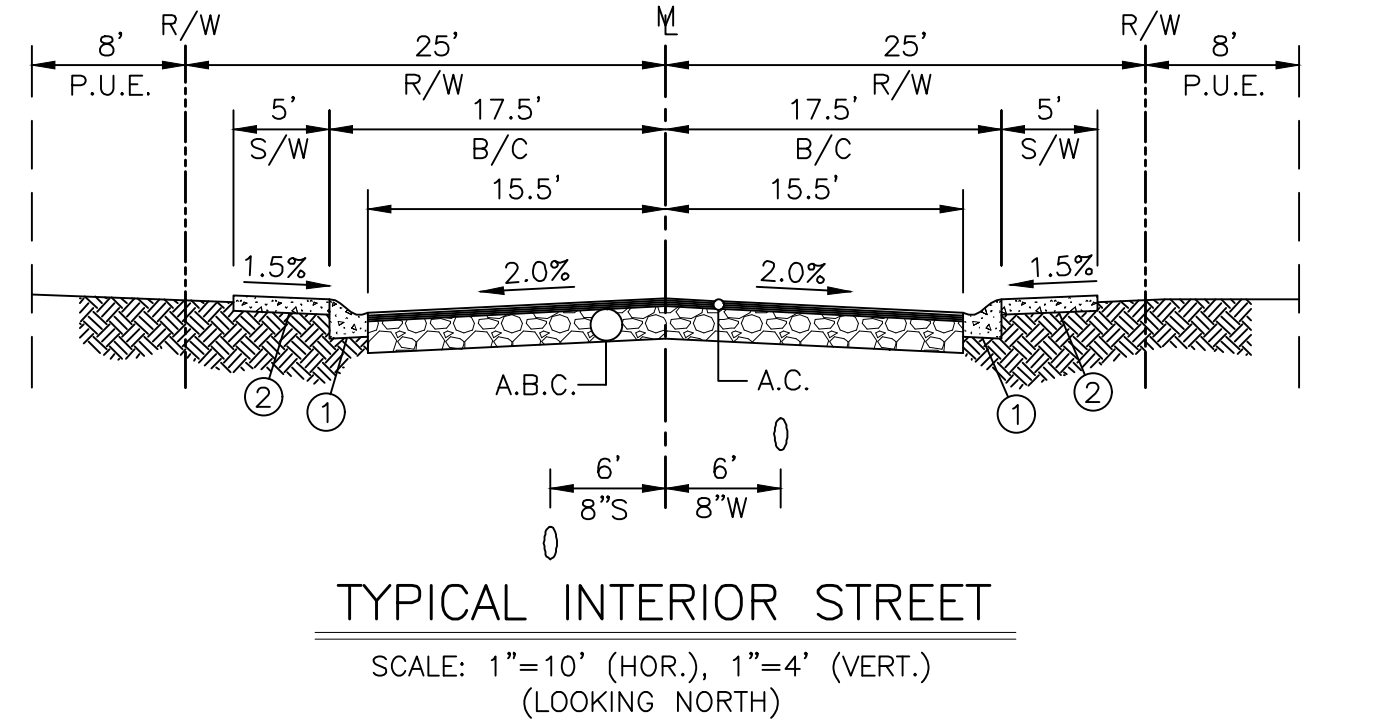
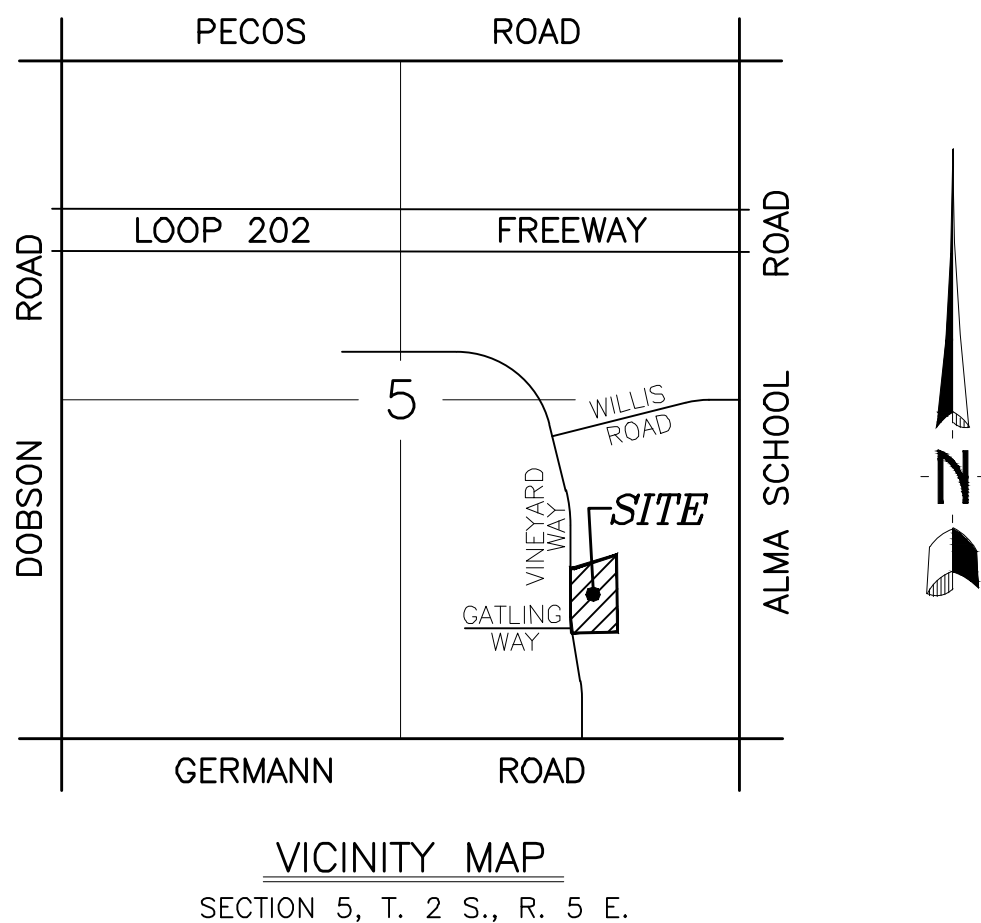
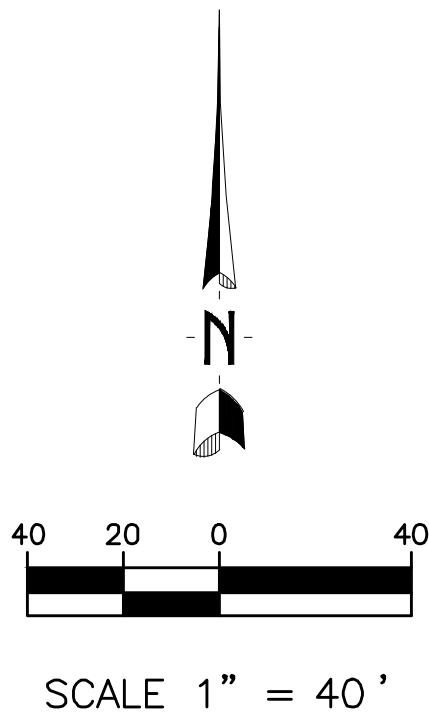
(LOOKING NORTH)
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

VINEYARD WAY
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)

ENGINEER
CLOUSE ENGINEERING, INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

DEVELOPER
PORCHLIGHT HOMES
2915 E. BASELINE ROAD, STE 118
GILBERT, ARIZONA 85234
(480) 213-1324
CONTACT: RYAN LARSON

EXHIBIT 9



LOCATION

LATITUDE: NAD83(1992): 33.2791N
LONGITUDE: NAD83(1992): 111.8627W

BENCH MARK (CMCN# 39A)

SECTION 5, T2S, R5E, 3" BRASS CAP IN CONCRETE 200' NORTH OF INTERSECTION OF GERMANN ROAD AND ALMA SCHOOL ROAD: 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL ROAD. (NORTHING, 828448.394, EASTING, 717765.451) NAVD 88 ELEVATION 1209.15

UTILITIES AND SERVICES

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GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY CITY OF CHANDLER

SITE SUMMARY

GROSS ACRES: 4.5068 AC. 196,317.31 S.F.
NET ACRES: 4.1629 AC. 181,337.90 S.F.
TOTAL LOTS: 16
EXISTING ZONING: PAD
PROPOSED ZONING: PAD

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES
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DEVELOPER

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2915 E. BASELINE ROAD, STE 118
GILBERT, ARIZONA 85234
(480) 213-1324
CONTACT: RYAN LARSON

PRELIMINARY PLAT
VINEYARD PARK

C E I
Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

Revised
06-11-26

Date
02-03-26

As-Built

Job No.
260103